

PERRET JOHN P & ELIZABETH A
43015 SAND PINE AVE
CALLAHAN, FL 32011

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2		6															
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																								
Exterior Wall	15	CONC BLOCK 100								0900	01	1,536	93.6360		179,773	1995	2000		0		0	11.50	88.50	VALUATION BY					STANDARD																		
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 1998												Heated Area: 1392					HX Base Yr 1998					Tax Group: 6		Tax Dist:													
Roof Cover	12	MODULAR MT 100																				BUILDING MARKET VALUE					182,855																				
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE					13,428																		
Interior Floo	14	CARPET 80																						TOTAL LAND VALUE - MARKET					112,000																		
Interior Floo	08	SHT VINYL 20																						TOTAL MARKET VALUE					308,283																		
Air Condition	03	CENTRAL 100																						SOH/AGL Deduction					155,407																		
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE					152,876																		
Bedrooms		2 100																						TOTAL EXEMPTION VALUE					50,000																		
Bathrooms		2 100																						BASE TAXABLE VALUE					102,876																		
Frame	02	WOOD FRAME 100																						TOTAL JUST VALUE					308,283																		
Stories		1. 1. 100																						NCON VALUE					23,756																		
Units		0 100																						INCOME VALUE																							
Occupancy	00	NONE 100																						PREVIOUS YEAR MKT VALUE					278,869																		
																								POLE BARN ADJUSTED FOR ENCLOSED AREA																							
Quality	01	Quality Level 01																																													
DOR CODE	0100	SINGLE FAMILY																																													
MAP NUM												MKT AREA										08																									
NEIGHBORHOOD/LOC		8005.00																																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																							
BAS		624		100		624		64,634																																							
BAS		768		100		768		79,550																																							
FOP		160		30		48		4,972																																							
UCP		480		20		96		9,944																																							
TOTALS		2,032				1,536		159,099																																							
EXTRA FEATURES										43015 SAND PINE AVE, CALLAHAN										BLD DATE										LGL DATE																	
																				XF DATE										LAND DATE																	
																				INC DATE										AG DATE																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W		UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																													
1	0940	SHEDS/PORT	0	100	16	8		128.00	SF	18.30	18.30	100	1990	1990	3	20	468																														
2	0681	POLE SHED	0	100	64	30		1,920.00	SF	18.75	18.75	100	2004	2004	3	36	12,960																														

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