

DOZIER JAMES H & LISA K
45009 GREEN AV
CALLAHAN, FL 32011

30-2N-25-400A-0001-0031

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall	05	AVERAGE 70								4803	06	2,224	58.1912	26.62	59,203	1989	1991		0		0	50.00	50.00	VALUATION BY STANDARD							
Exterior Wall	01	MINIMUM 30								1 STOR WAREH - 0% - 0										Heated Area: 1728 HX Base Yr											
Roof Structure	04	WOOD TRUSS 100								The diagram shows a large rectangular building footprint with several smaller rectangular areas attached. Dimensions are given in feet. The main rectangle is 24' wide by 58' deep. There are two smaller rectangles on the left side, one 24' wide by 32' deep and another 24' wide by 24' deep. There are also some smaller rectangles at the top and bottom. The total area is calculated as 1728 sq ft.																					
Roof Cover	12	MODULAR MT 100																													
Interior Wall	01	MINIMUM 90																													
Interior Wall	05	DRYWALL 10																													
Interior Floor	03	CONC FINSH 90																													
Interior Floor	14	CARPET 10																													
Ceiling	04	NONE 100																													
Air Condition	01	NONE 100																													
Heating Type	01	NONE 100																													
Plumbing		2 100																													
Frame	02	WOOD FRAME 100																													
Story Height		9 100																													
RMS		2 100																													
Stories	1.	1. 100																													
Class	00	. 100																													
Units		0 100																													
Quantity	00	ONE 100																													
DOR CODE	4800	WAREHOUSE-STORAGE																													
MAP NUM		MKT AREA								07																					
NEIGHBORHOOD/LOC	7001	.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
AOF	288	185	533	7,094																											
BAS	1,440	100	1,440	19,167																											
CAN	45	30	14	187																											
FST	30	70	21	280																											
UGR	432	50	216	2,875																											
TOTALS	2,235		2,224	29,602																											
EXTRA FEATURES					45005 NASSAU ST, CALLAHAN																										
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	0803	ASPHALT C	0	0	0	2,960.00	SF	2.00	2.00	100	1990	1990	3	50	2,960																
2	0446	BOX FNC 6'	0	0	0	55.00	LF	20.00	20.00	100	1995	1995	3	20	220																
3	0351	CARPORT MT	0	0	40	800.00	SF	10.00	10.00	100	2002	2002	3	20	1,600																
4	0510	GARAGE WD-	0	0	20	280.00	SF	35.00	35.00	100	2002	2002	3	30	2,940																
5	6001	ROLLUP DR	0	0	0	1.00	UT	400.00	400.00	100	1989	1989	3	20	80																
LAND DESCRIPTION TOTAL OB/XF 7,800																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	001000	C	COMMERCIAL	0	00006	CG -	C 0.00	0.00	32,670.00	SF		1.00	1.00	0.50	1.00	0.50	16,335														