

DIESEL POWERHOUSE INC
P O BOX 1941
CALLAHAN, FL 32011

32-2N-25-7300-0003-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT		CD	25		MOD METAL 100		2501		MDL	06	8,080		91.0994		78.12		631,210		2002		2002		0		0		18.00		82.00		
Exterior Wall		10	STEEL FRME 100		1 SERV SHOP - 0% - 0		Heated Area: 5200		HX Base Yr																						
Roof Structur		12	MODULAR MT 100																												
Roof Cover		02	WALL BD/WD 80																												
Interior Wall		05	DRYWALL 20																												
Interior Wall		03	CONC FINSH 80																												
Interior Floo		07	CORK/VTILE 20																												
Interior Floo		01	FIN.SUSPD 100																												
Ceiling		03	CENTRAL 100																												
Air Condition		04	AIR DUCTED 100																												
Heating Type		07	7 100																												
Plumbing		05	STEEL 100																												
Frame		14	100																												
Story Height		7	100																												
RMS		1.	1. 100																												
Stories		00	. 100																												
Class		0	100																												
Units		00	OWNER OCC 100																												
Occupancy		02	Quality Level 02																												
Quality		2500	REPAIR SERVICE																												
DOR CODE		MAP NUM	MKT AREA																												
		08																													
NEIGHBORHOOD/LOC		1290	.100																												
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS		800	100	800	51,247																										
BAS		4,400	100	4,400	281,857																										
FGR		4,000	60	2,400	153,740																										
UCP		1,200	40	480	30,748																										
TOTALS		10,400		8,080	517,592																										
EXTRA FEATURES		44565 LAMAR AVE, CALLAHAN																													
BLD DATE		09/22/2020		KK		LGL DATE		09/22/2020		KK																					
XF DATE		09/22/2020		KK		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	0811	CONCRETE B	0	0	0	0	560.00	SF	5.20	5.20	100	2002	2002	3	82	2,388															
2	0443	STK FNC 6'	0	0	0	0	80.00	LF	10.00	10.00	100	2002	2002	3	20	160															
3	6001	ROLLUP DR	0	0	0	0	6.00	UT	400.00	400.00	100	2011	2011	3	50	1,200															
4	0811	CONCRETE B	0	0	94	9	846.00	SF	5.20	5.20	100	2011	2011	3	92	4,047															
5	0430	CL FNC 6B	0	0	0	0	1,372.00	LF	9.70	9.70	100	2002	2002	3	58	7,719															
6	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	100	2011	2011	3	100	800															
7	0423	CL FNC 5'	0	0	0	0	115.00	LF	6.85	6.85	100	2011	2011	3	81	638															
8	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2011	2011	3	81	243															
9	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	2015	2015	3	70	2,520															
LAND DESCRIPTION										TOTAL OB/XF										19,715											
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	002500	C	SRVC SHOPS	0		CI	0.00	0.00	91,911.00	SF		1.00	1.00	1.00	1.25	1.25	114,889														