

IN OR 1226/1959
EX R/W IN OR 641/203
2004 CLSI TW/MH

GARVER BETTY
46174 MIDDLE ROAD
CALLAHAN, FL 32011

2024

34-3N-25-0000-0002-0010



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																										
Exterior Wall	05	AVERAGE 100	0800	02	2,305	121.0000	90.75	209,179	2004	2004	0	0	0	46.00	54.00	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 1985													Heated Area: 2105													HX Base Yr 1985												
Roof Cover	03	COMP SHNGL 100	FSP2004 BAS2004 UOP2017																																						
Interior Wall	05	DRYWALL 100																																							
Interior Floo	11	CLAY TILE 50																																							
Interior Floo	14	CARPET 50																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		3 100																																							
Bathrooms		2 100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.	1. 100																																							
Units		0 100																																							
BUD8 Adjustme	04	DIST 01 100																																							
Quality			03	Quality Level 03																																					
DOR CODE			0200			MOBILE HOME																																			
MAP NUM						MKT AREA			05																																
NEIGHBORHOOD/LOC			5001.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	2,105	100	2,105	103,156																																					
FSP	143	60	86	4,215																																					
UOP	456	25	114	5,587																																					
TOTALS			2,704	2,305	112,957																																				
EXTRA FEATURES					46174 MIDDLE RD, 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	0510	GARAGE WD-	0	100	20	16		320.00	SF	35.00		1990	1990	3	20	2,240																									
2	0940	SHEDS/PORT	0	100	16	12		192.00	SF	21.30		1990	1990	3	20	818																									
3	0500	FP-PRE FAB	0	100	0	0		1.00	UT	3,500.00		2004	2004	3	88	3,080																									
4	1242	WD DECK A	0	100	0	0		217.00	SF	10.00		2005	2005	3	24	521																									
5	0510	GARAGE WD-	0	100	28	28		784.00	SF	26.25		2007	2007	3	48	9,878																									
6	0910	SCRN RM L	0	100	16	8		128.00	SF	15.00		2006	2006	3	27	518																									
TOTAL OB/XF																	17,055																								
LAND DESCRIPTION																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	4.30	AC		1.00	1.00	1.00	18,000.00	18,000.00	77,400																								
REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.30 Total Land Value: 77,400 Market: 0 Agricultural: 0 Common: 77,400 PRINTED 08/06/2024 BY SYS																																									