

LOT 1
MILLS CORNER PBK 8/271

HENSON ROBERT S II & SUZY R
46150 MIDDLE RD
CALLAHAN, FL 32011

2024

34-3N-25-0121-0001-0000



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 4																												
Exterior Wall	20	FACE BRICK 100	0500	01	2,316	107.2120	160.82	372,459	2020	2020	0	0	0	2.25	97.75	VALUATION BY STANDARD																												
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2021														Heated Area: 1880														HX Base Yr 2021													
Roof Cover	03	COMP SHNGL 100																																										
Interior Wall	05	DRYWALL 100																																										
Interior Floo	13	LVT/LAMMT 70																																										
Interior Floo	14	CARPET 30																																										
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																																										
Occupancy	00	NONE 100																																										
Quality			03	Quality Level 03																																								
DOR CODE			0100	SINGLE FAMILY																																								
MAP NUM				MKT AREA			05																																					
NEIGHBORHOOD/LOC			5019.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS	1,880	100	1,880	295,539																																								
FGR	589	55	324	50,934																																								
FOP	175	30	52	8,175																																								
FOP	196	30	59	9,275																																								
STP	14	10	1	157																																								
TOTALS			2,854	2,316			364,079																																					
EXTRA FEATURES			46150 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	0812	CONCRETE C	0	100	0	0	3,950.00	SF	4.00	4.00	100	2020	2020	3	99	15,642																												
2	0476	VF 6 SBPL	0	100	0	0	170.00	LF	32.00	32.00	100	2021	2021	3	98	5,331																												
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	98	588																												
4	0812	CONCRETE C	0	100	0	0	1,100.00	SF	4.00	4.00	100	2022	2022	3	100	4,400																												
LAND DESCRIPTION			TOTAL OB/XF														25,961																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																				
1	000100	C	SFR	100		OR	0.00	0.00	1.64	AC		1.00	1.00	1.00	35,000.00	35,000.00	57,400																											
REVIEW DATE 10/15/2020 BY KB Total Acres: 1.64 Total Land Value: 57,400 Market: 0 Agricultural: 0 Common: 57,400 PRINTED 08/06/2024 BY SYS																																												