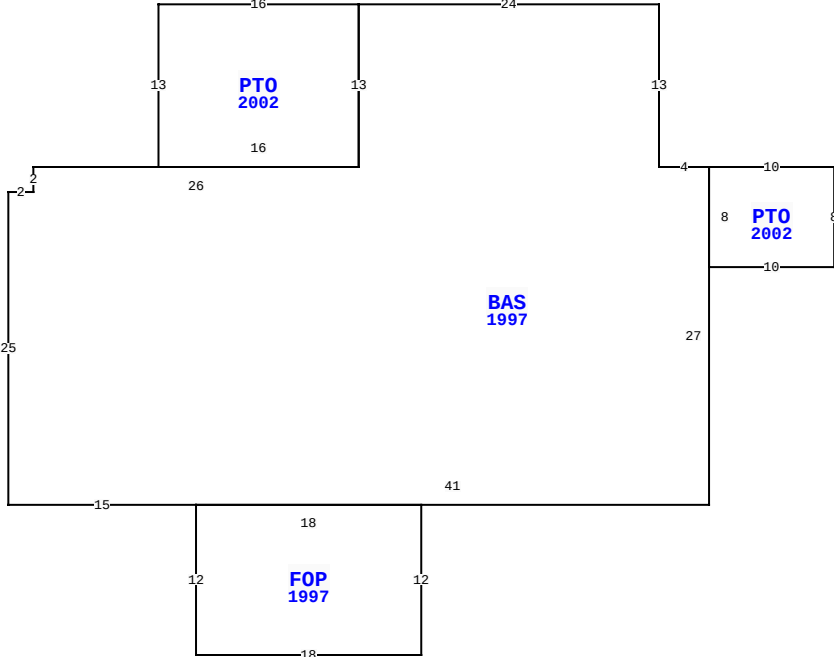


SPIVEY MONROE G & JO ANN
34307 BALL PARK ROAD
CALLAHAN, FL 32011

35-2N-24-0000-0002-0040

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	VALUATION SUMMARY																
Exterior Wall		05	AVERAGE 100		0800	02	1,899	141.1200	105.84	200,990	1997	1997	0	0	0	60.00	40.00	VALUATION BY		STANDARD														
Roof Structure		03	GABLE/HIP 100		1 M/H 94+ - 100% - 1998													Heated Area: 1820		HX Base Yr 1998														
Roof Cover		03	COMP SHNGL 100																															
Interior Wall		05	DRYWALL 100																															
Interior Floor		14	CARPET 90																															
Interior Floor		08	SHT VINYL 10																															
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																															
Quality		05	Quality Level 05																															
DOR CODE		0200	MOBILE HOME																															
MAP NUM			MKT AREA		08																													
NEIGHBORHOOD/LOC		8001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,820	100	1,820	77,052																														
FOP	216	30	65	2,752																														
PTO	80	5	4	169																														
PTO	208	5	10	423																														
TOTALS		2,324	1,899		80,396																													
EXTRA FEATURES					34307 BALLPARK RD, CALLAHAN										BLD DATE					LGL DATE					06/13/2023					MLU				
															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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800																			
2	0350	CARPORT WD	0 100	14	26	364.00	SF	8.58	8.58	100	1997	1997	3	20	625																			
3	0510	GARAGE WD-	0 100	14	20	280.00	SF	35.00	35.00	100	1990	1990	3	20	1,960																			
4	0350	CARPORT WD	0 100	8	20	160.00	SF	13.00	13.00	100	1997	1997	3	20	416																			
5	0300	BOAT DCK W	0 100	8	20	160.00	SF	40.00	40.00	100	1996	1996	3	24	1,536																			
6	0100	BAR-B-Q	0 100	0	0	1.00	UT	200.00	200.00	100	1997	1997	3	20	40																			
7	0812	CONCRETE C	0 100	0	0	1,339.00	SF	4.00	4.00	100	1998	1998	3	75	4,017																			
8	0350	CARPORT WD	0 100	22	30	660.00	SF	8.19	8.19	100	2010	2010	3	45	2,432																			
																	</																	