



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	31	HARDIE BRD 80	0500	01	3,293	93.9780	140.97	464,214	2021	2021	0	0	0	0.70	99.30	VALUATION BY	STANDARD												
Exterior Wall	20	FACE BRICK 20	1 SFR CUST - 100% - 2022										Heated Area: 2614										HX Base Yr 2022						
Roof Structure	03	GABLE/HIP 100																											
Roof Cover	12	MODULAR MT 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	11	CLAY TILE 50																											
Interior Floor	13	LVT/LAMNT 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																											
Occupancy	00	NONE 100																											
Quality	01	Quality Level 01																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA																											
NEIGHBORHOOD/LOC	5012.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,614	100	2,614	3																									

JENKINS FAMILY TRUST/JENKINS THOMAS W TRUSTEE
54017 TROTTER LN
CALLAHAN, FL 32011

2024



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