

PT OF LOT 3  
IN OR 465 PG 718  
R278069 & R278070

CRIBB MINNIE J  
33011 JANES LANE  
CALLAHAN, FL 32011-1396

2024

37-1N-24-2220-0003-0080



| 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    | 0820                     | 02                   | 1,285              | 123.6000    | 86.52          | 111,178        | 1986        | 1986           | 0         | 0        | 0           | 70.00   | 30.00                  | VALUATION SUMMARY |            |                             |      |         |      |     |    |        |  |  |
| Roof Structur                                                                                                                               | 03               | GABLE/HIP 100  | 1 M/H 93- - 100% - 0     |                      |                    |             |                |                |             |                |           |          |             |         |                        | Heated Area: 1080 |            |                             |      |         |      |     |    |        |  |  |
| Roof Cover                                                                                                                                  | 12               | MODULAR MT 100 |                          |                      |                    |             |                |                |             |                |           |          |             |         |                        | HX Base Yr        |            |                             |      |         |      |     |    |        |  |  |
| Interior Wall                                                                                                                               | 04               | PLYWOOD 100    |                          |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Interior Floo                                                                                                                               | 14               | CARPET 90      |                          |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Interior Floo                                                                                                                               | 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          |                          |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| BUD8 Adjustme                                                                                                                               | 06               | DIST 1D 100    |                          |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Quality                                                                                                                                     |                  |                | 03                       | Quality Level 03     |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| 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                                                                                                                                         | 1,080            | 100            | 1,080                    | 28,033               |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| FST                                                                                                                                         | 112              | 65             | 73                       | 1,895                |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| UOP                                                                                                                                         | 208              | 25             | 52                       | 1,350                |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| UOP                                                                                                                                         | 320              | 25             | 80                       | 2,077                |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| TOTALS                                                                                                                                      |                  |                | 1,720                    | 1,285                | 33,353             |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| EXTRA FEATURES                                                                                                                              |                  |                | 33011 JANES LN, 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                 | 38          | 760.00         | SF             | 35.00       | 35.00          | 100       | 1987     | 1987        | 3       | 20                     | 5,320             |            |                             |      |         |      |     |    |        |  |  |
| 2                                                                                                                                           | 0752             | USP            | 0                        | 100                  | 30                 | 10          | 300.00         | SF             | 15.00       | 15.00          | 100       | 1988     | 1988        | 3       | 20                     | 900               |            |                             |      |         |      |     |    |        |  |  |
| 3                                                                                                                                           | 0752             | USP            | 0                        | 100                  | 12                 | 20          | 240.00         | SF             | 15.00       | 15.00          | 100       | 1988     | 1988        | 3       | 20                     | 720               |            |                             |      |         |      |     |    |        |  |  |
| 4                                                                                                                                           | 0752             | USP            | 0                        | 100                  | 12                 | 20          | 240.00         | SF             | 15.00       | 15.00          | 100       | 1988     | 1988        | 3       | 20                     | 720               |            |                             |      |         |      |     |    |        |  |  |
| 5                                                                                                                                           | 0752             | USP            | 0                        | 100                  | 20                 | 8           | 160.00         | SF             | 15.00       | 15.00          | 100       | 1990     | 1990        | 3       | 20                     | 480               |            |                             |      |         |      |     |    |        |  |  |
| 6                                                                                                                                           | 0812             | CONCRETE C     | 0                        | 100                  | 0                  | 0           | 6,270.00       | SF             | 4.00        | 4.00           | 100       | 1992     | 1992        | 3       | 64                     | 16,051            |            |                             |      |         |      |     |    |        |  |  |
| 7                                                                                                                                           | 0680             | POLE SHED      | 0                        | 100                  | 46                 | 14          | 644.00         | SF             | 10.00       | 10.00          | 100       | 1990     | 1990        | 3       | 20                     | 1,288             |            |                             |      |         |      |     |    |        |  |  |
| LAND DESCRIPTION                                                                                                                            |                  |                | TOTAL OB/XF              |                      |                    |             |                |                |             |                |           |          |             |         |                        | 25,479            |            |                             |      |         |      |     |    |        |  |  |
| 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                                                                                                                                           | 000115           | C              | SFR ACRES                | 100                  | 0007               | OR          | 0.00           | 0.00           | 5.00        | AC             |           | 1.00     | 1.00        | 1.00    | 16,000.00              | 16,000.00         | 80,000     |                             |      |         |      |     |    |        |  |  |
| REVIEW DATE 08/17/2022 BY TWA Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS |                  |                |                          |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |