

ZOLLER PHILLIP L & CHRISTINE F
54031 EDWARDS LANE
CALLAHAN, FL 32011

37-1N-25-299E-000W-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 10 ABOVE AVG 100										0100 01 3,694 109.1925 103.73 383,179 1982 1996 0 0 13.00 87.00										Tax Group: 6 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 100% - 2005 Heated Area: 3468 HX Base Yr 2005										BUILDING MARKET VALUE 333,366									
Roof Cover 04 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 32,637									
Interior Wall 04 PLYWOOD 100																				TOTAL LAND VALUE - MARKET 45,000									
Interior Floo 12 HARDWOOD 50																				TOTAL MARKET VALUE 411,003									
Interior Floo 14 CARPET 50																				SOH/AGL Deduction 191,627									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 219,376									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 3 100																				BASE TAXABLE VALUE 169,376									
Bathrooms 2 100																				TOTAL JUST VALUE 411,003									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 2. 2. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 396,747									
BUD8 Adjustme 06 DIST 1D 100																													
Occupancy 00 NONE 100																													
Quality 06 Quality Level 06																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 08																													
NEIGHBORHOOD/LOC 8026.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAL 174 15 26 2,346																													
BAS 2,000 100 2,000 180,490																													
BAS 48 100 48 4,332																													
BAS 480 100 480 43,317																													
FCP 380 25 95 8,573																													
FOP 144 30 43 3,880																													
FOP 192 30 58 5,234																													
FUS 940 100 940 84,830																													
STR 36 10 4 361																													
TOTALS 4,394 3,694 333,366																													
EXTRA FEATURES										54031 EDWARD 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 0500 FP-PRE FAB 0 100 0 0 2.00 UT 3,500.00 3,500.00 100 1984 1984 3 56 3,920																													
2 0811 CONCRETE B 0 100 0 0 572.00 SF 5.20 5.20 100 1985 1985 3 47 1,398																													
3 0510 GARAGE WD- 0 100 24 24 576.00 SF 28.00 28.00 100 1992 1992 3 20 3,226																													
4 0681 POLE SHED 0 100 7 24 168.00 SF 15.00 15.00 100 1992 1992 3 20 504																													
5 0940 SHEDS/PORT 0 100 28 21 588.00 SF 18.30 18.30 100 1992 1992 3 20 2,152																													
6 0850 PEBBLE WLK 0 100 0 0 2,194.00 SF 3.50 3.50 100 1992 1992 3 64 4,915																													
7 1129 STONE 8" 0 100 0 0 65.00 SF 15.75 15.75 100 1993 1993 3 89 911																													
8 0861 POOL GUNIT 0 100 12 20 240.00 SF 85.00 85.00 100 1993 1993 3 20 4,080																													
9 0877 JACUZZI 0 100 0 0 1.00 UT 1,000.00 1,000.00 100 1993 1993 3 20 200																													
10 0845 KOOL DECK 0 100 0 0 358.00 SF 7.25 7.25 100 1993 1993 3 66 1,713																													
LAND DESCRIPTION										TOTAL OB/XF 23,019																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH 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 0006 RM 0.00 0.00 1.00 LT 1.00 1.00 1.00 45,000.00 45,000.00 45,000																													
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS																													

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