

PASSARETTE JACQUELINE/ANDREWS PATRICIA
54568 BEA RD
CALLAHAN, FL 32011

37-1N-25-299S-0003-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
CONSTRUCTION										VALUATION SUMMARY										STANDARD																			
ELEMENT		CD		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND													
Exterior Wall		30		VINYL 100		0820		02		1,623		115.6000		80.92		131,333		1983		1988		0		0		70.00		30.00											
Roof Structur		03		GABLE/HIP 100		1 M/H 93- - 100% - 2014										Heated Area: 1560										HX Base Yr 2014													
Roof Cover		01		MINIMUM 100																																			
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		0		0 100																																			
Units				0 100																																			
Quality		03		Quality Level 03																																			
DOR CODE		0200		MOBILE HOME																																			
MAP NUM				MKT AREA				08																															
NEIGHBORHOOD/LOC		8026.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,560		100		1,560		37,871																															
UOP		208		25		52		1,262																															
UOP		45		25		11		267																															
TOTALS		1,813		1,623		39,400																																	
EXTRA FEATURES										54568 BEA 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		0681		POLE SHED		0 100		10 5		50.00		SF		15.00		15.00		100		2008		2008		3		52		390											
2		0940		SHEDS/PORT		0 100		10 12		120.00		SF		30.00		30.00		100		2008		2008		3		35		1,260											
3		0940		SHEDS/PORT		0 100		10 11		110.00		SF		17.10		17.10		100		2010		2010		3		45		846											