

DAVIES WINSTON T & JUDITH A
54036 JERRA ROAD
CALLAHAN, FL 32011

37-1N-25-299S-0009-0020

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		PAGE 1 of 1	
Exterior Wall		19		COMMON BRK 100		0100		01		2,018		135.3968		128.63		259,575		1987		1992		0		0		0		25.50		74.50		6	
Roof Structure		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 2022								Heated Area: 1690														VALUATION BY		STANDARD	
Roof Cover		03		COMP SHNGL 100																										Tax Group: 6		Tax Dist:	
Interior Wall		05		DRYWALL 100																										BUILDING MARKET VALUE		193,383	
Interior Floor		14		CARPET 80																										TOTAL MARKET OB/XF VALUE		6,513	
Interior Floor		11		CLAY TILE 20																										TOTAL LAND VALUE - MARKET		45,000	
Air Condition		03		CENTRAL 100																										TOTAL MARKET VALUE		244,896	
Heating Type		04		AIR DUCTED 100																										SOH/AGL Deduction		1,226	
Bedrooms				3 100																										ASSESSED VALUE		243,670	
Bathrooms				2 100																										TOTAL EXEMPTION VALUE		13	
Frame		02		WOOD FRAME 100																										BASE TAXABLE VALUE		0	
Stories		1.		1. 100																										TOTAL JUST VALUE		244,896	
Units				0 100																										NCON VALUE		0	
BUD8 Adjustme		06		DIST 1D 100																										INCOME VALUE			
Occupancy		00		NONE 100																										PREVIOUS YEAR MKT VALUE		236,573	
Quality		05		Quality Level 05																													
DOR CODE		0100		SINGLE FAMILY																													
MAP NUM				MKT AREA																													
NEIGHBORHOOD/LOC		8026.00																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																									
BAS		1,690		100		1,690		161,952																									
DCK		90		10		9		863																									
FGR		462		55		254		24,341																									
FOP		21		30		6		575																									
USP		198		30		59		5,654																									
TOTALS		2,461				2,018		193,383																									
EXTRA FEATURES								54036 JERRA 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		0510		GARAGE WD-		0 100		16 20		320.00		SF		24.50		24.50		100		1988		1988		3		20		1,568					
2		0500		FP-PRE FAB		0 100		0 0		1.00		UT		3,500.00		3,500.00		100		1987		1987		3		62		2,170					
3		0681		POLE SHED		0 100		12 20		240.00		SF		15.00		15.00		100		1988		1988		3		20		720					
4		0810		CONCRETE A		0 100		0 0		247.00		SF		6.50		6.50		100		1989		1989		3		57		915					
5		0803		ASPHALT C		0 100		20 57		1,140.00		SF		2.00		2.00		100		1990		1990		3		50		1,140					