

CARTER JOHNNY EARL/CARTER BRYANT STEPHEN JR
55002 FAMILY COURT
CALLAHAN, FL 32011

46-2N-25-0000-0017-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
CONSTRUCTION										VALUATION SUMMARY										6																			
ELEMENT		CD		04 SINGLE SID 100		0100		MDL 01		EFF. AREA 1,603		TOT ADJ PTS 90.7800		EFF. BASE RATE 86.24		REPL. COST NEW 138,243		AYB 1940		EYB 1955		ECON 0		FNCT 0		NORM 0		41.50		58.50									
Exterior Wall		03		GABLE/HIP 100		1		SINGLE FAM - 0%		- 0		Heated Area: 1392		HX Base Yr		VALUATION BY		STANDARD		Tax Group: 6		Tax Dist:		BUILDING MARKET VALUE		80,872		TOTAL MARKET OB/XF VALUE		0									
Roof Cover		03		COMP SHNGL 90		03		COMP SHNGL 10		03		COMP SHNGL 10		03		COMP SHNGL 10		03		03		03		03		03		03		03									
Interior Wall		04		PLYWOOD 70		04		PLYWOOD 70		04		PLYWOOD 70		04		PLYWOOD 70		04		04		04		04		04		04		04									
Interior Wall		05		DRYWALL 30		05		DRYWALL 30		05		DRYWALL 30		05		DRYWALL 30		05		05		05		05		05		05		05									
Interior Floo		14		CARPET 80		14		CARPET 80		14		CARPET 80		14		CARPET 80		14		14		14		14		14		14		14									
Interior Floo		08		SHT VINYL 20		08		SHT VINYL 20		08		SHT VINYL 20		08		SHT VINYL 20		08		08		08		08		08		08		08									
Air Condition		03		CENTRAL 100		03		CENTRAL 100		03		CENTRAL 100		03		CENTRAL 100		03		03		03		03		03		03		03									
Heating Type		04		AIR DUCTED 100		04		AIR DUCTED 100		04		AIR DUCTED 100		04		AIR DUCTED 100		04		04		04		04		04		04		04									
Bedrooms		3		100		3		100		3		100		3		100		3		3		3		3		3		3		3									
Bathrooms		1		100		1		100		1		100		1		100		1		1		1		1		1		1		1									
Frame		02		WOOD FRAME 100		02		WOOD FRAME 100		02		WOOD FRAME 100		02		WOOD FRAME 100		02		02		02		02		02		02		02									
Stories		1.		1. 100		1.		1. 100		1.		1. 100		1.		1. 100		1.		1.		1.		1.		1.		1.		1.									
Units		0		100		0		100		0		100		0		100		0		0		0		0		0		0		0									
BUD8 Adjustme		06		DIST 1D 100		06		DIST 1D 100		06		DIST 1D 100		06		DIST 1D 100		06		06		06		06		06		06		06									
Occupancy		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		00		00		00		00		00		00									
Quality		03		Quality Level 03		03		Quality Level 03		03		Quality Level 03		03		Quality Level 03		03		03		03		03		03		03		03									
DOR CODE		0100		SINGLE FAMILY		0100		SINGLE FAMILY		0100		SINGLE FAMILY		0100		SINGLE FAMILY		0100		0100		0100		0100		0100		0100		0100									
MAP NUM				MKT AREA				MKT AREA				MKT AREA				MKT AREA		08		08		08		08		08		08		08									
NEIGHBORHOOD/LOC		8026.00		8026.00		8026.00		8026.00		8026.00		8026.00		8026.00		8026.00		8026.00		8026.00		8026.00		8026.00		8026.00		8026.00		8026.00									
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		1,392		100		1,392		70,227		FEP		96		80		77		3,884		FSP									
BAS		1,392		100		1,392		70,227		FEP		96		80		77		3,884		FSP		336		40		134		6,760		6,760									
TOTALS		1,824				1,603		80,872		54426 OGILVIE RD, CALLAHAN		BLD DATE				LGL DATE				XF DATE				LAND DATE				INC DATE		AG DATE									
EXTRA FEATURES										TOTAL OB/XF 0																													
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																					