

DEAN SHARON M
55030 DOGWOOD CT
CALLAHAN, FL 32011-1821

46-2N-25-197A-0003-0070

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
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 16 WD FR STUC 100										0900 01 2,802 114.0480 142.56 399,453 2003 2010 0 0 6.50 93.50										Tax Group: 6 Tax Dist:									
Roof Structur 08 IRREGULAR 100										1 SNGL FAM - 100% - 2004 Heated Area: 2426 HX Base Yr 2004										BUILDING MARKET VALUE 373,489									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 30,645									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 55,000									
Interior Floo 15 HARDTILE 60																				TOTAL MARKET VALUE 459,134									
Interior Floo 14 CARPET 40																				SOH/AGL Deduction 236,704									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 222,430									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms										4 100										BASE TAXABLE VALUE 172,430									
Bathrooms										3 100										TOTAL JUST VALUE 459,134									
Frame										02 WOOD FRAME 100										NCON VALUE 0									
Stories										1. 1. 100										INCOME VALUE									
Units										0 100										PREVIOUS YEAR MKT VALUE 435,032									
Occupancy										00 NONE 100																			
Quality 03										Quality Level 03																			
DOR CODE 0100										SINGLE FAMILY																			
MAP NUM										MKT AREA 08																			
NEIGHBORHOOD/LOC 8010.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 2,426 100 2,426 323,371																													
FGR 460 55 253 33,724																													
FOP 82 30 25 3,332																													
FOP 327 30 98 13,063																													
TOTALS 3,295 2,802 373,489																													
EXTRA FEATURES										55030 DOGWOOD CT, 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 0812 CONCRETE C 0 100 0 0 1,857.00 SF 4.00 4.00 100 2003 2003 3 83 6,165																													
2 0861 POOL GUNIT 0 100 0 0 351.00 SF 85.00 85.00 100 2007 2007 3 48 14,321																													
3 0845 KOOL DECK 0 100 0 0 1,318.00 SF 7.25 7.25 100 2007 2007 3 88 8,409																													
4 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2007 2007 3 31 620																													
5 0479 VF PICKET 0 100 0 0 127.00 LF 10.00 10.00 100 2007 2007 3 72 914																													
6 0470 VNYL GATE 0 100 0 0 1.00 UT 300.00 300.00 100 2007 2007 3 72 216																													
LAND DESCRIPTION										TOTAL OB/XF 30,645																			
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 RSF-1 0.00 0.00 1.00 LT 1.00 1.00 1.00 55,000.00 55,000.00 55,000																													
REVIEW DATE 10/21/2021 BY KBA										Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000										PRINTED 08/06/2024 BY SYS									