

BENNETT ROBERT DEAN
55108 DOGWOOD COURT
CALLAHAN, FL 32011

46-2N-25-197A-0003-0100

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 05 AVERAGE 100										0900 01 2,087 108.3880 135.48 282,747 1999 2004 0 0 9.25 90.75										Tax Group: 6 Tax Dist:									
Roof Structure 03 GABLE/HIP 100										1 SNGL FAM - 100% - 2000 Heated Area: 1569 HX Base Yr 2000										BUILDING MARKET VALUE 256,593									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 25,891									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 55,000									
Interior Floor 14 CARPET 80																				TOTAL MARKET VALUE 337,484									
Interior Floor 11 CLAY TILE 20																				SOH/AGL Deduction 176,858									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 160,626									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 3 100																				BASE TAXABLE VALUE 110,626									
Bathrooms 2.5 100																				TOTAL JUST VALUE 337,484									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 322,698									
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				B007253 SWIM POOL 16,700 06/01/2000									
MAP NUM MKT AREA 08																				B996294 NEW CONSTR 100,000 01/07/1999									
NEIGHBORHOOD/LOC 8010.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,569 100 1,569 192,905																													
FGR 552 55 304 37,376																													
FOP 168 30 50 6,147																													
FSP 410 40 164 20,164																													
TOTALS 2,699 2,087 256,593																													
EXTRA FEATURES										55108 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										BLD DATE LGL DATE										04/04/2024 MLU									
										XF DATE LAND DATE																			
										INC DATE AG DATE																			
1 0810 CONCRETE A 0 100 0 0 1,348.00 SF 6.50 6.50 100 1999 1999 3 77 6,747																													
2 0940 SHEDS/PORT 0 100 10 12 120.00 SF 30.00 30.00 100 1999 1999 3 20 720																													
3 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 1999 1999 3 83 2,905																													
4 0861 POOL GUNIT 0 100 24 15 360.00 SF 85.00 85.00 100 2001 2001 3 27 8,262																													
5 0845 KOOL DECK 0 100 0 0 746.00 SF 7.25 7.25 100 2001 2001 3 80 4,327																													
6 0810 CONCRETE A 0 100 0 0 493.00 SF 6.50 6.50 100 2001 2001 3 80 2,564																													
7 0681 POLE SHED 0 100 7 10 70.00 SF 10.05 10.05 100 2008 2008 3 52 366																													
LAND DESCRIPTION										TOTAL OB/XF 25,891																			
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									