

PT OF LOTS 9 & 11
ALL OF 10
IN OR 1436/82

COLEMAN JON
P O BOX 319
CALLAHAN, FL 32011

2024

47-2N-25-4080-0009-0010



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																										
Exterior Wall	05	AVERAGE 50	0100	01	2,385	81.4000	77.33	184,432	1940	1980	0	0	0	19.75	80.25	STANDARD																									
Exterior Wall	15	CONC BLOCK 50	1 SINGLE FAM - 100% - 2007													Heated Area: 2295													HX Base Yr 2007												
Roof Structur	03	GABLE/HIP 100																																							
Roof Cover	01	MINIMUM 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 80																																							
Interior Floo	08	SHT VINYL 20																																							
Air Condition	01	NONE 100																																							
Heating Type	02	CONVECTION 100																																							
Bedrooms	4	100																																							
Bathrooms	2	100																																							
Frame	02	WOOD FRAME 100																																							
Common Wall	25	100																																							
Stories	1.	1. 100																																							
Units	0	100																																							
BUD8 Adjustme	06	DIST 1D 100																																							
Occupancy	00	NONE 100																																							
Quality	03	Quality Level 03																																							
DOR CODE	0100	SINGLE FAMILY																																							
MAP NUM	MKT AREA		08																																						
NEIGHBORHOOD/LOC	8009.00																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,483	100	1,483	92,031																																					
BAS	812	100	812	50,391																																					
FEP	112	80	90	5,585																																					
TOTALS	2,407		2,385	148,007																																					
EXTRA FEATURES					450297 SR 200, 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	29 35	1,044.00	SF	35.00	35.00	100	1976	1976	3	20	7,308																											
2	0681	POLE SHED	0 100	8 19	152.00	SF	15.00	15.00	100	1985	1985	3	20	456																											
3	0351	CARPORT MT	0 100	26 14	364.00	SF	10.00	10.00	100	2000	2000	3	20	728																											
4	0940	SHEDS/PORT	0 100	10 14	140.00	SF	30.00	30.00	100	2011	2011	3	50	2,100																											
5	0751	UOP	0 100	13 19	247.00	SF	10.00	10.00	100	2011	2011	3	64	1,581																											
LAND DESCRIPTION					TOTAL OB/XF										12,173																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	000115	C	SFR ACRES	100		OR	0.00	0.00	3.89	AC		1.00	1.00	1.00	18,000.00	18,000.00	70,020																								
REVIEW DATE 03/03/2020 BY KB Total Acres: 3.89 Total Land Value: 70,020 Market: 0 Agricultural: 0 Common: 70,020 PRINTED 08/06/2024 BY SYS																																									