

PT SEC 51-2N-25E
IN OR 2647/27
PARCEL 1-E

ACCA CONSULTING LLC
54215 JAMIE DR
CALLAHAN, FL 32011

2024

51-2N-25-0000-0060-0060



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	31	HARDIE BRD 100	0320	01	1,608	115.8720	110.08	177,009	2023	2023	0	0	0.00	100.00	VALUATION BY STANDARD																							
Roof Structur	03	GABLE/HIP 100	1 TOWNHOUSE - 0% - 2024												Heated Area: 1460												HX Base Yr											
Roof Cover	03	COMP SHNGL 100																																				
Interior Wall	05	DRYWALL 100																																				
Interior Floo	14	CARPET 70																																				
Interior Floo	13	LVT/LAMNT 30																																				
Air Condition	03	CENTRAL 100																																				
Heating Type	04	AIR DUCTED 100																																				
Bedrooms		3 100																																				
Bathrooms		2.5 100																																				
Frame	02	WOOD FRAME 100																																				
Stories	2.	2. 100																																				
Units		0 100																																				
Quality			03	Quality Level 03																																		
DOR CODE			0100	SINGLE FAMILY																																		
MAP NUM				MKT AREA		07																																
NEIGHBORHOOD/LOC			8026.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	608	100	608	66,929																																		
FGR	220	55	121	13,320																																		
FOP	72	30	22	2,422																																		
FUS	852	100	852	93,788																																		
STR	48	10	5	550																																		
TOTALS			1,800	1,608	177,009																																	
EXTRA FEATURES			45183 ANNIE LAURA ST, 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	0810	CONCRETE A	0	0	5	4	20.00	SF	6.50	6.50	100	2024	2023		100	130																						
2	0810	CONCRETE A	0	0	31	21	651.00	SF	6.50	6.50	100	2024	2023		100	4,232																						
LAND DESCRIPTION																		TOTAL OB/XF 4,362																				
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	000310	C	TOWNHOUSE2	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000																					
REVIEW DATE 07/26/2023 BY KW Total Acres: 0.07 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS																																						