

MURAD MARK A & KRISTINE A
57620 SANDY OAKS LN
CALLAHAN, FL 32011

02-2N-25-0000-0002-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2		6									
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		10		ABOVE AVG 80		0100		01		2,930		118.3930		118.39		346,883		2014		2014		0		0		0		5.10		94.90		VALUATION BY					STANDARD				
Exterior Wall		20		FACE BRICK 20		1		SINGLE FAM - 100% - 2015								Heated Area: 2365														HX Base Yr 2015		Tax Group: 6					Tax Dist:				
Roof Structur		08		IRREGULAR 100																												BUILDING MARKET VALUE					353,828				
Roof Cover		03		COMP SHNGL 100																												TOTAL MARKET OB/XF VALUE					41,030				
Interior Wall		05		DRYWALL 100																												TOTAL LAND VALUE - MARKET					294,545				
Interior Floo		11		CLAY TILE 50																												TOTAL MARKET VALUE					447,368				
Interior Floo		14		CARPET 50																												SOH/AGL Deduction					155,921				
Air Condition		03		CENTRAL 100																												ASSESSED VALUE					291,447				
Heating Type		04		AIR DUCTED 100																												TOTAL EXEMPTION VALUE					HX HB 50,722				
Bedrooms				3 100																												BASE TAXABLE VALUE					240,725				
Bathrooms				2 100																												TOTAL JUST VALUE					689,403				
Frame		02		WOOD FRAME 100																												NCON VALUE					0				
Stories		1.		1. 100																												INCOME VALUE									
Units				0 100																												PREVIOUS YEAR MKT VALUE					606,997				
Occupancy		00		NONE 100																																					
Quality		05		Quality Level 05																																					
DOR CODE		5000		IMPROVED AG																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		8026.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		2,365		100		2014		2,365		265,712																															
FGR		729		55		2014		401		45,053																															
FOP		152		30		2014		46		5,168																															
FOP		260		30		2014		78		8,763																															
FST		41		55		2014		23		2,584																															
PTO		338		5		2014		17		1,910																															
TOTALS		3,885						2,930		329,192																															
EXTRA FEATURES																																									

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