

LINDSEY SULA M
44293 LEE DRIVE
CALLAHAN, FL 32011

04-1N-25-2800-0049-0000

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	FNCI	% COND	VALUATION SUMMARY																																
Exterior Wall		16	WD FR STUC 80				0100	01	1,608	104.4480	104.45	167,956	1960	1970	0	0	0	26.95	73.05	VALUATION BY																														
Exterior Wall		05	AVERAGE 20				1 SINGLE FAM - 100% - 0												Heated Area: 1056								HX Base Yr								STANDARD															
Roof Structur		03	GABLE/HIP 100																BUILDING MARKET VALUE								122,692																							
Roof Cover		03	COMP SHNGL 100																TOTAL MARKET OB/XF VALUE								1,016																							
Interior Wall		05	DRYWALL 100																TOTAL LAND VALUE - MARKET								38,250																							
Interior Floo		09	PINE WOOD 80																TOTAL MARKET VALUE								161,958																							
Interior Floo		08	SHT VINYL 20																SOH/AGL Deduction								81,270																							
Air Condition		03	CENTRAL 100																ASSESSED VALUE								80,688																							
Heating Type		04	AIR DUCTED 100																TOTAL EXEMPTION VALUE								HX HB WX SX 80,688																							
Bedrooms			2 100																BASE TAXABLE VALUE								0																							
Bathrooms			1 100																TOTAL JUST VALUE								161,958																							
Frame		02	WOOD FRAME 100																NCON VALUE								0																							
Stories		1.	1. 100																INCOME VALUE																															
Units			0 100																PREVIOUS YEAR MKT VALUE								148,376																							
Occupancy		00	NONE 100																																															
Quality		03	Quality Level 03																PERMIT NUM								DESCRIPTION								AMT								ISSUED							
DOR CODE		0100	SINGLE FAMILY																20009808								REPAIR/RRF								22,300								10/16/2020							
MAP NUM			MKT AREA																																															
NEIGHBORHOOD/LOC		8029.00																																																
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
BAS		1,056	100	1993	1,056	80,573																																												
FEP		207	80	1993	166	12,666																																												
FSP		200	40	2004	80	6,104																																												
UDG		480	55	1993	264	20,144																																												
UOP		209	20	1993	42	3,205																																												
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