

PARCEL 2-28 IN SEC 13 &
PARCEL 1-3 IN SEC 18-2N-25
IN OR 1857/1853

O'BRIEN LARRY/NEIDHART JEREMY
PO BOX 1506
CALLAHAN, FL 32011

2025

13-2N-24-0000-0002-0280



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 70			
Interior Wall	01	MINIMUM 30			
Interior Floo		N/A 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
Bathrooms		3.5 100			
Frame	02	WOOD FRAME 100			
Stories		0 0 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	01	Quality Level 01			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			08
NEIGHBORHOOD/LOC	8001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2020	1,500	145,504
FBM	1,500	80	2020	1,200	116,403
FOP	1,328	30	2020	398	38,607
FSP	304	40	2020	122	11,835
FUS	1,192	100	2020	1,192	115,627
STR	92	10	2020	9	873
TOTALS	5,916			4,421	428,849

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,421	74.6064	98.48	435,380	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM - 100% - 2019

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[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										STANDARD																			
Exterior Wall	25	MOD METAL 100	6500	01	1,500	55.1310	20.40	30,600	2014	2014	0	0	0	11.00	89.00																								
Roof Structure	03	GABLE/HIP 100	3 GARAGE RES - 100% - 2019										Heated Area: 1500										HX Base Yr 2019																
Roof Cover	12	MODULAR MT 100	50 30 30 50 BAS 2014																																				
Interior Wall		N/A 100																																					
Interior Floor	03	CONC FINSH 100																																					
Air Condition	99	N/A 100																																					
Heating Type		N/A 100																																					
Bedrooms		0 100																																					
Bathrooms		0.5 100																																					
Frame	05	STEEL 100																																					
Stories	0	0 100																																					
Units		0 100																																					
Occupancy	00	NONE 100																																					