

PT OF LOT 3
IN OR 921/1450
GAFLW05A28209CW21 &

MCDANIEL MINNIE L
450709 SR 200
CALLAHAN, FL 32011

2025

15-2N-25-2980-0003-0020



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	PAGE 1 of 1 6																
Exterior Wall	05	AVERAGE 100	0800	02	1,620	128.9200	109.58	177,520	2000	2000	0	0	0	56.00	44.00	VALUATION SUMMARY																
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2001														Heated Area: 1620															
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2001															
Interior Wall	05	DRYWALL 100	27 60 27 60 BAS 2000														VALUATION BY															
Interior Floo	14	CARPET 80															STANDARD															
Interior Floo	08	SHT VINYL 20															Tax Group: 6															
Air Condition	03	CENTRAL 100															BUILDING MARKET VALUE															
Heating Type	04	AIR DUCTED 100															TOTAL MARKET OB/XF VALUE															
Bedrooms		3 100															TOTAL LAND VALUE - MARKET															
Bathrooms		2 100															TOTAL MARKET VALUE															
Frame	02	WOOD FRAME 100															SOH/AGL Deduction															
Stories	1.	1. 100															ASSESSED VALUE															
Units		0 100															TOTAL EXEMPTION VALUE															
Quality			04	Quality Level 04																												
DOR CODE			0200	MOBILE HOME																												
MAP NUM				MKT AREA																												
NEIGHBORHOOD/LOC			8026.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,620	100	2000	1,620	78,109																											
TOTALS			1,620		1,620	78,109																										
EXTRA FEATURES							450709 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	83	1,660																
2	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	2000	2000	3	20	160																
3	0810	CONCRETE A	0	100	0	0	560.00	SF	6.50	6.50	100	2013	2013	3	93	3,385																
LAND DESCRIPTION																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	000100	C	RES	100		OR	0.00	0.00	1.02	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,900															
REVIEW DATE 10/03/2022 BY KBA Total Acres: 1.02 Total Land Value: 45,900 Market: 0 Agricultural: 0 Common: 45,900 PRINTED 07/30/2025 BY SYS																																