

JENKINS CAROLYN
44086 DRUMMOND LN
CALLAHAN, FL 32011

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD	05	AVERAGE 100	0800	MDL	02	1,658	TOT ADJ PTS	117.2000	EFF. BASE RATE	99.62	REPL. COST NEW	165,170	AYB	1999	EYB	1999	ECON	0	FNCT	0	NORM	0	58.00	% COND	42.00																							
Roof Structur	03	GABLE/HIP 100	2 M/H 94+ - 100% - 1997										Heated Area: 1648										HX Base Yr 1997																										
Roof Cover	03	COMP SHNGL 100	56 30 23 8 4 8 25 30 BAS 1999 FOP 1999																																														
Interior Wall	05	DRYWALL 100																																															
Interior Floo	14	CARPET 80																																															
Interior Floo	08	SHT VINYL 20																																															
Air Condition	03	CENTRAL 100																																															
Heating Type	04	AIR DUCTED 100																																															
Bedrooms		3 100																																															
Bathrooms		2 100																																															
Frame	02	WOOD FRAME 100																																															
Stories	1.	1. 100																																															
Units		0 100																																															
Quality		03	Quality Level 03																																														
DOR CODE		0200	MOBILE HOME																																														
MAP NUM			MKT AREA										08																																				
NEIGHBORHOOD/LOC		8026.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
BAS	1,648	100	1999	1,648	68,953																																												
FOP	32	30	1999	10	418																																												
TOTALS		1,680			1,658	69,371																																											
EXTRA FEATURES										44086 DRUMMOND LN, CALLAHAN										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										05/21/2025 MLU									
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																																	