

LEWIS AARON K & LUDDYNE J
44142 OAKWOOD LANE
CALLAHAN, FL 32011

16-1N-25-2912-0006-0070

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 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		05		AVERAGE 100		0100		01		936		112.3200		112.32		105,132		1992		1992		0		0		0		15.25		84.75		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		2		SINGLE FAM - 100% - 2008								Heated Area: 936										HX Base Yr 2008		Tax Group: 6					Tax Dist:								
Roof Cover		05		COMP SHNGL 100																								BUILDING MARKET VALUE					353,318								
Interior Wall		05		DRYWALL 100																								TOTAL MARKET OB/XF VALUE					34,405								
Interior Floo		14		CARPET 90																								TOTAL LAND VALUE - MARKET					50,000								
Interior Floo		08		SHT VINYL 10																								TOTAL MARKET VALUE					437,723								
Air Condition		03		CENTRAL 100																								SOH/AGL Deduction					185,390								
Heating Type		04		AIR DUCTED 100																								ASSESSED VALUE					252,333								
Bedrooms				0 100																								TOTAL EXEMPTION VALUE					HX HB 50,722								
Bathrooms				1 100																								BASE TAXABLE VALUE					201,611								
Frame		02		WOOD FRAME 100																								TOTAL JUST VALUE					437,723								
Stories		1.		1. 100																								NCON VALUE					0								
Units		00		0 100																								INCOME VALUE													
Occupancy		00		NONE 100																								PREVIOUS YEAR MKT VALUE					422,909								
Quality		03		Quality Level 03																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																													08								
NEIGHBORHOOD/LOC				8005.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		936		100		1993		936		89,099																															
TOTALS		936						936		89,099																															
EXTRA FEATURES																																									
44142 OAKWOOD LN, CALLAHAN																																									