

CARROLL JAMES D & LISA S
33001 PIG TRAIL
CALLAHAN, FL 32011

2025

[illegible]

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	VALUATION SUMMARY											
Exterior Wall		05	AVERAGE 100		0800	02	1,216	116.2000	98.77	120,104	2006	2006	0	0	0	44.00	56.00	STANDARD											
Roof Structur		03	GABLE/HIP 100		2 M/H 94+ - 0% - 2007										Heated Area: 1216					HX Base Yr 2007									
Roof Cover		03	COMP SHNGL 100		1676 BAS 2013 76															VALUATION BY									
Interior Wall		05	DRYWALL 100																	Tax Group: 6									
Interior Floo		14	CARPET 80																	Tax Dist:									
Interior Floo		08	SHT VINYL 20																	BUILDING MARKET VALUE									
Air Condition		03	CENTRAL 100																	TOTAL MARKET OB/XF VALUE									
Heating Type		04	AIR DUCTED 100																	TOTAL LAND VALUE - MARKET									
Bedrooms			2 100																	TOTAL MARKET VALUE									
Bathrooms			2 100																	SOH/AGL Deduction									
Frame			N/A 100																	ASSESSED VALUE									
Stories		0	0 100																	TOTAL EXEMPTION VALUE									
Units			0 100																	BASE TAXABLE VALUE									
					TOTAL JUST VALUE																								
					NCON VALUE																								
Quality		03	Quality Level 03		INCOME VALUE																								
DOR CODE		5000	IMPROVED AG		PREVIOUS YEAR MKT VALUE																								
MAP NUM			MKT AREA		410,167																								
NEIGHBORHOOD/LOC		8005.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,216	100	2013	1,216	67,258																								
TOTALS		1,216			1,216	67,258																							
EXTRA FEATURES										33001 PIG TRL, 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												