

CASTLEBERRY BRIAN M
35104 HORSESHOE POND ROAD
CALLAHAN, FL 32011

23-2N-24-0000-0001-0050

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT		CD		20		FACE BRICK 100		0900		01		2,477		103.5120		136.64		338,457		2008		2008		0		0		12.00		88.00	
Exterior Wall		03		GABLE/HIP 100		1		SNGL FAM - 100% - 2022										Heated Area: 2055								HX Base Yr 2022					
Roof Structur		03		COMP SHNGL 100																											
Roof Cover		05		DRYWALL 100																											
Interior Wall		11		CLAY TILE 50																											
Interior Floo		14		CARPET 50																											
Air Condition		03		CENTRAL 100																											
Heating Type		04		AIR DUCTED 100																											
Bedrooms				4 100																											
Bathrooms				2 100																											
Frame		02		WOOD FRAME 100																											
Stories		1.		1. 100																											
Units		00		0 100																											
Occupancy		00		NONE 100																											
Quality		02		Quality Level 02																											
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		2,055		100		2008		2,055		247,100																					
FGR		547		55		2008		301		36,194																					
FOP		144		30		2008		43		5,171																					
FOP		260		30		2008		78		9,379																					
TOTALS		3,006						2,477		297,842																					
EXTRA FEATURES																															
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		0810		CONCRETE A		0 100		0 0		1,532.00		SF 6.50				6.50		100		2008		2008		3		88		8,763			
2		1242		WD DECK A		0 100		0 0		325.00		SF 5.00				5.00		100		2017		2017		3		74		1,203			