

HAMRICK MORGAN ANTHONY JR
43167 H & H LANE
CALLAHAN, FL 32011

24-1N-24-0750-0003-0014

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1															
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY		STANDARD																
Exterior Wall		05	AVERAGE		50	0820	02	1,848	107.1000	85.68		158,337	1988	1998	0	0	60.00	40.00	Tax Group: 6		Tax Dist:														
Exterior Wall		25	MOD METAL		50	1 M/H 93- - 100% - 2024										Heated Area: 1848										HX Base Yr 2024									
Roof Structur		03	GABLE/HIP		100	36 14 BAS 1999 36 14 14 BAS 1998 30 14 66 BAS 2002 14										BUILDING MARKET VALUE										63,335									
Roof Cover		01	MINIMUM		100											TOTAL MARKET OB/XF VALUE										8,172									
Interior Wall		04	PLYWOOD		50											TOTAL LAND VALUE - MARKET										74,200									
Interior Wall		05	DRYWALL		50											TOTAL MARKET VALUE										145,707									
Interior Floor		14	CARPET		90											SOH/AGL Deduction										11,532									
Interior Floor		08	SHT VINYL		10											ASSESSED VALUE										134,175									
Air Condition		03	CENTRAL		100											TOTAL EXEMPTION VALUE										HX HB		50,722							
Heating Type		04	AIR DUCTED		100											BASE TAXABLE VALUE										83,453									
Bedrooms		03	3		100											TOTAL JUST VALUE										145,707									
Bathrooms			2		100											NCON VALUE										0									
Frame		02	WOOD FRAME		100	INCOME VALUE																													
Stories		1.	1.		100	PREVIOUS YEAR MKT VALUE										130,394																			
Units			0		100																														
Quality		03	Quality Level		03																														
DOR CODE		0200	MOBILE HOME																																
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	420	100	1998	420	14,394																														
BAS	504	100	1999	504	17,273																														
BAS	924	100	2002	924	31,667																														
TOTALS	1,848			1,848	63,335																														
EXTRA FEATURES						43167 H & H LN, 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	0940	SHEDS/PORT	0 100	9	11	99.00	SF	30.00	30.00	100	1994	1994	3	20	594																				
2	0810	CONCRETE A	0 100	10	11	110.00	SF	6.50	6.50	100	1994	1994	3	66	472																				
3	0681	POLE SHED	0 100	19	18	342.00	SF	15.00	15.00	100	1997	1997	3	24	1,231																				
4	0752	USP	0 100	0	0	260.00	SF	15.00	15.00	100	2012	2012	3	64	2,496																				
5	0753	UEP	0 100	0	0	240.00	SF	22.00	22.00	100	2012	2012	3	64	3,379																				
LAND DESCRIPTION						TOTAL OB/XF										8,172																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0007	OR	0.00	0.00	2.12	AC		1.00	1.00	1.00	35,000.00	35,000.00	74,200																		