

PRADA CHRISTOPHER/PRADA LEOPOLDO
43004 SCAFF LAIN PLACE
CALLAHAN, FL 32011

24-1N-24-0750-0003-0181

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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		30	VINYL 100		0800	02	1,680	117.6000	99.96	167,933	1997	2002	0	0	0	52.00	48.00	VALUATION BY																					
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ - 0% - 0													Heated Area: 1680					HX Base Yr					STANDARD											
Roof Cover		03	COMP SHNGL 100		286028 BAS 1997															Tax Group: 6					Tax Dist:					80,608									
Interior Wall		05	DRYWALL 100																	BUILDING MARKET VALUE					61,746														
Interior Floo		14	CARPET 90																	TOTAL MARKET OB/XF VALUE					102,375														
Interior Floo		08	SHT VINYL 10																	TOTAL LAND VALUE - MARKET					244,729														
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE					49,594														
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					195,135														
Bedrooms			3 100																	TOTAL EXEMPTION VALUE					0														
Bathrooms			2 100																	BASE TAXABLE VALUE					195,135														
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					244,729														
Stories		1.	1. 100																	NCON VALUE					0														
Units			0 100		INCOME VALUE																																		
					PREVIOUS YEAR MKT VALUE					221,864																													
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	1,680	100	1997	1,680	80,608																																		
TOTALS		1,680			1,680	80,608	43004 SCAFF LAIN PL, CALLAHAN										BLD DATE				LGL DATE				05/09/2025	MLU													
EXTRA FEATURES																	XF DATE				LAND DATE																		
																	INC DATE				AG DATE																		
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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765																								
2	0811	CONCRETE B	0	0	18	28	SF	5.20	5.20	100	1997	1997	3	72	1,887																								
3	0510	GARAGE WD-	0	0	75	50	SF	52.50	52.50	100	2002	2002	3	29	57,094																								