

MITCHELL SCOTT ERIC & KAREN L
614766 RIVER RD
CALLAHAN, FL 32011

26-2N-24-0000-0009-0010

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		PAGE 1 of 1											
Exterior Wall		15		CONC BLOCK 100		0100		01		1,801		112.2000		112.20		202,072		1961		1981		0		0		21.50		78.50		VALUATION BY											
Roof Structure		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 2021								Heated Area: 1194																STANDARD									
Roof Cover		03		COMP SHNGL 100																												Tax Group: 6									
Interior Wall		05		DRYWALL 90																												Tax Dist:									
Interior Wall		04		PLYWOOD 10																												BUILDING MARKET VALUE									
Interior Floo		12		HARDWOOD 80																												TOTAL MARKET OB/XF VALUE									
Interior Floo		14		CARPET 20																												TOTAL LAND VALUE - MARKET									
Air Condition		03		CENTRAL 100																												TOTAL MARKET VALUE									
Heating Type		04		AIR DUCTED 100																												SOH/AGL Deduction									
Bedrooms				3 100																												ASSESSED VALUE									
Bathrooms				1 100																												TOTAL EXEMPTION VALUE									
Frame		03		MASONRY 100																												BASE TAXABLE VALUE									
Stories		1.		1. 100																												TOTAL JUST VALUE									
Units				0 100																												NCON VALUE									
BUD8 Adjustme		06		DIST 1D 100																												INCOME VALUE									
Occupancy		00		NONE 100																												PREVIOUS YEAR MKT VALUE									
Quality		05		Quality Level 05																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		8001.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,194		100		1993		1,194		105,164																															
FCP		260		25		1993		65		5,725																															
FEP		288		80		1993		230		20,258																															
FOP		50		30		1993		15		1,321																															
FST		104		55		1993		57		5,020																															
PTO		252		5		1993		13		1,145																															
UGR		504		45		1993		227		19,993																															
TOTALS		2,652						1,801		158,627																															
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											
2		0811		CONCRETE B		0 100		0 0		817.00		SF		5.20		5.20		100		1985		1985		3		44		1,869													