

BRADDOCK LISSA KEIGWIN
45206 MUSSELWHITE RD
CALLAHAN, FL 32011

29-2N-25-3140-000C-0010

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																																										
Exterior Wall	25	MOD METAL 80								1402	04	1,134	63.5906	78.53	89,053		1968	1968	0	0	0	80.00	20.00	VALUATION BY																																								
Exterior Wall	15	CONC BLOCK 20								1 CONVSTORE - 0% - 0										Heated Area: 1101										HX Base Yr										STANDARD																								
Roof Structur	04	WOOD TRUSS 100																																						Tax Group: 1								Tax Dist:																
Roof Cover	12	MODULAR MT 100																																						BUILDING MARKET VALUE								17,811																
Interior Wall	04	PLYWOOD 60																																						TOTAL MARKET OB/XF VALUE								17,878																
Interior Wall	01	MINIMUM 40																																						TOTAL LAND VALUE - MARKET								93,568																
Interior Floo	05	ASPH TILE 100																																						TOTAL MARKET VALUE								129,197																
Ceiling	01	FIN.SUSPD 100																																						SOH/AGL Deduction								2,453																
Air Condition	03	CENTRAL 100																																						ASSESSED VALUE								126,744																
Heating Type	04	AIR DUCTED 100																																						TOTAL EXEMPTION VALUE								0																
Fixtures		5 100																																						BASE TAXABLE VALUE								126,744																
Frame	03	MASONRY 100																																						TOTAL JUST VALUE								129,197																
Story Height		10 100																																						NCON VALUE								0																
RMS		2 100																																						INCOME VALUE																								
Stories	1.	1. 100																																						PREVIOUS YEAR MKT VALUE								115,222																
Units	01	0 100																																																														
BUD8 Adjustme	01	DIST CA 100																																																														
Occupancy	00	NONE 100																																																														
Quality	01	Quality Level 01																																																														
DOR CODE	1410	CONVENIENCE STORES																																																														
MAP NUM		MKT AREA																																																														
NEIGHBORHOOD/LOC	1290.100																																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																											
BAS	853	100	1993	853	13,397																																																											
BAS	168	100	1994	168	2,639																																																											
BAS	80	100	2014	80	1,256																																																											
PTO	200	5	2014	10	157																																																											
UOP	117	20	2014	23	361																																																											
TOTALS	1,418			1,134	17,811																																																											
EXTRA FEATURES					542452 US HWY 1, CALLAHAN										BLD DATE 02/17/2022										KK										LGL DATE										02/17/2022										KK									
															XF DATE 02/17/2022										KK										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	0803	ASPHALT C	0	0	0	0	3,044.00	SF	2.00	2.00	100	1980	1980	3	50	3,044																																																
2	0812	CONCRETE C	0	0	59	36	2,124.00	SF	4.00	4.00	100	2004	2004	3	83	7,052																																																
3	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1980	1980	3	20	1,012																																																
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1980	1980	3	20	60																																																
5	4950	BOLLARD	0	0	0	0	1.00	UT	100.00	100.00	100	1980	1980	3	100	100																																																
6	0524	PUMP ISLND	0	0	3	6	18.00	SF	4.50	4.50	100	1980	1980	3	72	58																																																
7	4310	CANOPIES F	0	0	60	24	1,440.00	UT	22.75	22.75	100	1993	1993	3	20	6,552																																																
LAND DESCRIPTION										TOTAL OB/XF										17,878																																												
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	001410	C	CONV STORE	0	0004	CH	0.00	0.00	11,580.00	SF		1.00	0.85	0.85	9.50	8.08	93,508																																															