

BEZODA LLC
541300 US HWY 1
CALLAHAN, FL 32011

29-2N-25-3200-0001-0030

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		05	AVERAGE 100		0800	02	840	115.4000	98.09	82,396	2012	2012	0	0	0	32.00	68.00	VALUATION BY										STANDARD																
Roof Structur		03	GABLE/HIP 100		2 M/H 94+ - 0% - 0										Heated Area: 840										HX Base Yr																			
Roof Cover		05	COMP SHNGL 100		-56 15 BAS 2012 15 -56																				Tax Group: 1										Tax Dist:									
Interior Wall		03	DRYWALL 100												BUILDING MARKET VALUE										56,029																			
Interior Floo		14	CARPET 60												TOTAL MARKET OB/XF VALUE										0																			
Interior Floo		08	SHT VINYL 40												TOTAL LAND VALUE - MARKET										63,000																			
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE										119,029																			
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction										22,730																			
Bedrooms			2 100												ASSESSED VALUE										96,299																			
Bathrooms			2 100												TOTAL EXEMPTION VALUE										0																			
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE										96,299																			
Stories		1.	1. 100												TOTAL JUST VALUE										119,029																			
Units			0 100		NCON VALUE										0																													
					INCOME VALUE																																							
					PREVIOUS YEAR MKT VALUE										113,891																													
Quality		03	Quality Level 03																																									
DOR CODE		0200	MOBILE HOME																																									
MAP NUM			MKT AREA												07																													
NEIGHBORHOOD/LOC		7001.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	840	100	2012	840	56,029																																							
TOTALS		840			840	56,029																																						
EXTRA FEATURES					45262 WARRIOR DR, CALLAHAN										BLD DATE				LGL DATE		06/02/2023		MLU																					
															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																												
LAND DESCRIPTION										TOTAL OB/XF										0																								
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	0	0006	MU	90.00	105.00	90.00	FF		1.00	1.00	1.00	700.00	700.00	63,000																											
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