

DARR MICHAEL
44014 APACHE TRL
CALLAHAN, FL 32011

2025

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2		6							
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		2,358		204.0000		173.40		408,877		1999		2004		0		0		48.00		52.00		VALUATION BY					STANDARD				
Roof Structure		03		GABLE/HIP 100		2		M/H 94+		-		100%		-		2025		Heated Area: 1680		HX		Base Yr		2025		Tax Group: 6					Tax Dist:								
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					223,423				
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					1,201				
Interior Floor		08		SHT VINYL 60																										TOTAL LAND VALUE - MARKET					104,900				
Interior Floor		11		CLAY TILE 40																										TOTAL MARKET VALUE					329,524				
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					0				
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					329,524				
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					HX HB 50,722				
Bathrooms				2 100																										BASE TAXABLE VALUE					278,802				
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					329,524				
Stories		0		0 100																										NCON VALUE					127,871				
Units		0		0 100																										INCOME VALUE									
BUD4 Adjustme		80		. 100																										PREVIOUS YEAR MKT VALUE					181,962				
Quality		03		Quality Level 03																																			
DOR CODE		0200		MOBILE HOME																																			
MAP NUM				MKT AREA																															08				
NEIGHBORHOOD/LOC		8001.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		1,680		100		2010		1,680		151,482																													
FCP		480		25		2025		120		10,820																													
FGR		576		55		2025		317		28,583																													
FSP		290		60		2025		174		15,689																													
UCP		214		20		2025		43		3,877																													
UOP		96		25		2025		24		2,164																													
TOTALS		3,336						2,358		212,616																													
EXTRA FEATURES																																							

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