

NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS/COLSON
96135 NASSAU PLACE STE 1
YULEE, FL 32097

32-2N-25-2920-0002-0011

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	AP	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		04	SINGLE SID 100		0100	01		536	84.1500	84.15	45,104	1961	1961	0	0	30	39.00	31.00	VALUATION BY					STANDARD															
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 0															Heated Area: 520					HX Base Yr														
Roof Cover		03	COMP SHNGL 100		4 4 4 4 22 20 26 10 26 10 UOP 2003 BAS 1993 PTO 2003																																		
Interior Wall		05	DRYWALL 80																																				
Interior Wall		04	PLYWOOD 20																																				
Interior Floo		14	CARPET 90																																				
Interior Floo		08	SHT VINYL 10																																				
Air Condition		01	NONE 100																																				
Heating Type		01	NONE 100																																				
Bedrooms			2 100																																				
Bathrooms			1 100																																				
Frame		02	WOOD FRAME 100		45246 PICKETT ST, CALLAHAN															BLD DATE				LGL DATE															
Stories		1.	1. 100																	XF DATE				LAND DATE															
Units			0 100																	INC DATE				AG DATE															
BUD8 Adjustme		06	DIST 1D 100																																				
Occupancy		00	NONE 100																																				
Quality		01	Quality Level 01																																				
DOR CODE		8600	COUNTY																																				
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	520	100	1993	520	13,565																																		
PTO	260	5	2003	13	339																																		
UOP	16	20	2003	3	78																																		
TOTALS		796			536	13,982																																	
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																							
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	008600	C	COUNTY	0	0006	OR	0.00	0.00	1.00	UT		1.00	1.00	0.35	13,500.00	4,725.00	4,725																						