

PT LOT 3 & PT SE1/4 OF
SEC 32-2N-25E IN OR 2740/1257
BEING PARCEL 2

WHITE GREGG ALLAN & BOBBIE C
44251 LAMAR AVE
CALLAHAN, FL 32011

2025

32-2N-25-7300-0003-0000



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	VALUATION SUMMARY													
Exterior Wall		31	HARDIE BRD 100		0500	01	1,470	110.4660	174.54	256,574	2021	2021	0	0	0	1.00	99.00	VALUATION BY		STANDARD											
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 100% - 2025													Heated Area: 1340													
Roof Cover		03	COMP SHNGL 100															HX Base Yr 2025													
Interior Wall		05	DRYWALL 100																												
Interior Floo		13	LVT/LAMNT 100																												
Air Condition		03	CENTRAL 100																												
Heating Type		04	AIR DUCTED 100																												
Bedrooms			3 100																												
Bathrooms			2 100																												
Frame		02	WOOD FRAME 100																												
Stories		1.	1. 100																												
Units			0 100																												
Occupancy		00	NONE 100																												
Quality		02	Quality Level 02																												
DOR CODE		0100	SINGLE FAMILY																												
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	1,340	100	2021	1,340	231,545																										
FOP	180	30	2021	54	9,331																										
FOP	224	30	2021	67	11,577																										
PTO	180	5	2021	9	1,555																										

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