

NECHVATAL CHRISTOPHER STEVEN
54263 JAMIE DR
CALLAHAN, FL 32011

37-1N-25-0340-0046-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2											
ELEMENT		CD		20		FACE BRICK 100		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND	
Exterior Wall		03		03		FACE BRICK 100		0900		01		2,044		111.9160		147.73		301,960		2007		2012		0		0		9.00		91.00	
Roof Structur		03		03		GABLE/HIP 100		1		1		1		1		1		1		1		1		1		1		1		1	
Roof Cover		03		03		COMP SHNGL 100		1		1		1		1		1		1		1		1		1		1		1		1	
Interior Wall		05		05		DRYWALL 100		1		1		1		1		1		1		1		1		1		1		1		1	
Interior Floo		14		14		CARPET 60		1		1		1		1		1		1		1		1		1		1		1		1	
Interior Floo		11		11		CLAY TILE 40		1		1		1		1		1		1		1		1		1		1		1		1	
Air Condition		03		03		CENTRAL 100		1		1		1		1		1		1		1		1		1		1		1		1	
Heating Type		04		04		AIR DUCTED 100		1		1		1		1		1		1		1		1		1		1		1		1	
Bedrooms						3 100																									
Bathrooms						2 100																									
Frame						02 WOOD FRAME 100																									
Stories						1. 1. 100																									
Units						0 100																									
Occupancy						00 NONE 100																									
Quality						03 Quality Level 03																									
DOR CODE						0100 SINGLE FAMILY																									
MAP NUM						MKT AREA																									
NEIGHBORHOOD/LOC						8027.00																									
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																					
BAS		1,750		100		2007		1,750		235,260																					
FGR		506		55		2007		278		37,373																					
FOP		34		30		2007		10		1,344																					
PTO		128		5		2007		6		806																					
TOTALS		2,418						2,044		274,784																					
EXTRA FEATURES																															

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