

MCCOMSEY DREW & KELLY
54104 CYNTHIA AVE
CALLAHAN, FL 32011

37-1N-25-296C-0036-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY																			
ELEMENT CD		TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND																											
Exterior Wall 30		VINYL 100								0900 01 1,432 110.0632 145.28 208,041 1975 2005 0 0 9.25 90.75																			
Roof Structur 03		GABLE/HIP 100								1 SNGL FAM - 100% - 2023 Heated Area: 1260 HX Base Yr 2023																			
Roof Cover 12		MODULAR MT 100																											
Interior Wall 05		DRYWALL 90																											
Interior Wall 04		PLYWOOD 10																											
Interior Floo 13		LVT/LAMNT 60																											
Interior Floo 11		CLAY TILE 40																											
Air Condition 03		CENTRAL 100																											
Heating Type 04		AIR DUCTED 100																											
Bedrooms 3 100																													
Bathrooms 1 100																													
Frame Stories 02		WOOD FRAME 100																											
1. 1. 0 100																													
BUD8 Adjustme 06		DIST 1D 100																											
Occupancy 00		NONE 100																											
Quality 02		Quality Level 02																											
DOR CODE 0100		SINGLE FAMILY																											
MAP NUM		MKT AREA 08																											
NEIGHBORHOOD/LOC		8026.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	948	100	1993	948	124,985																								
BAS	240	100	2002	240	31,642																								
BAS	72	100	2021	72	9,492																								
FEP	200	80	2011	160	21,095																								
FOP	40	30	1993	12	1,582																								
TOTALS		1,500				1,432		188,797																					
EXTRA FEATURES										54104 CYNTHIA AVE, CALLAHAN																			
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												
1	0504	FP-ELECTRI		0	100	0	0	1.00	UT	2,000.00	100	1989	1989	3	64	1,280													
2	0351	CARPORT MT		0	100	0	0	480.00	SF	4.00	100	1998	1998	3	20	384													
3	0810	CONCRETE A		0	100	0	0	741.00	SF	6.50	100	2009	2009	3	89	4,287													
4	0810	CONCRETE A		0	100	0	0	340.00	SF	6.50	100	2005	2005	3	84	1,856													
5	0351	CARPORT MT		0	100	18	20	360.00	SF	5.90	100	2005	2005	3	22	467													
6	0510	GARAGE WD-		0	100	20	18	360.00	SF	35.00	100	2005	2005	3	36	4,536													
LAND DESCRIPTION TOTAL OB/XF 12,810																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		RM	150.00	300.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000												

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