

FARACCA ANGELO G & BARBARA J
54194 SHEFFIELD ROAD
CALLAHAN, FL 32011

37-1N-25-299F-0055-0000



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		20	FACE BRICK 100		0100	01	2,136	118.7760	118.78	253,714	1978	1983		0	0	28.55	71.45	VALUATION BY												
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2011													Heated Area: 1635												
Roof Cover		03	COMP SHNGL 100															HX Base Yr 2011												
Interior Wall		05	DRYWALL 100																											
Interior Floo		11	CLAY TILE 90																											
Interior Floo		12	HARDWOOD 10																											
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																											
BUD8 Adjustme		06	DIST 1D 100																											
Occupancy		00	NONE 100																											
Quality		03	Quality Level 03																											
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	1,635	100	1993	1,635	138,759																									
FGR	700	55	1993	385	32,674																									
FOP	145	30	1993	44	3,734																									
USP	240	30	2011	72	6,110																									
TOTALS		2,720			2,136	181,279																								
EXTRA FEATURES					54194 SHEFFIELD RD, 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540														
2	0810	CONCRETE A	0	100	0	0	210.00	SF	6.50	6.50	100	1980	1980	3	30	410														
3	0810	CONCRETE A	0	100	0	0	256.00	SF	6.50	6.50	100	1980	1980	3	30	499														
4	0866	POOL FIBER	0	100	25	16	400.00	SF	72.00	72.00	100	1983	1983	3	20	5,760														
5	0845	KOOL DECK	0	100	0	0	492.00	SF	7.25	7.25	100	1983	1983	3	38	1,355														
6	0812	CONCRETE C	0	100	0	0	2,384.00	SF	4.00	4.00	100	2001	2001	3	79	7,533														
7	0510	GARAGE WD-	0	100	25	20	500.00	SF	35.00	35.00	100	2001	2001	3	28	4,900														
8	0476	VF 6 SBPL	0	100	0	0	168.00	LF	32.00	32.00	100	2011	2011	3	78	4,193														