

TRACT 16 & 17
IN OR 2384/1056
(EX ESMT OR 253

**WYNNE SANDRA L/E/
54821 CHURCH ROAD
CALLAHAN, FL 32011**

2025

37-1N-25-299R-0016-0000

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		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		20		FACE BRICK 100		0100		01		2,256		115.3460		115.35		260,230		1978		1987		0		0		26.35		73.65		VALUATION BY									
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 0								Heated Area: 1829														STANDARD									
Roof Cover		03		COMP SHNGL 100																										Tax Group: 6									
Interior Wall		05		DRYWALL 100																										Tax Dist:									
Interior Floo		08		SHT VINYL 50																										BUILDING MARKET VALUE									
Interior Floo		14		CARPET 50																										TOTAL MARKET OB/XF VALUE									
Air Condition		03		CENTRAL 100																										TOTAL LAND VALUE - MARKET									
Heating Type		03		FORCED AIR 100																										TOTAL MARKET VALUE									
Bedrooms				3 100																										SOH/AGL Deduction									
Bathrooms				2 100																										ASSESSED VALUE									
Frame		02		WOOD FRAME 100																										TOTAL EXEMPTION VALUE									
Stories		1.		1. 100																										HX HB WX									
Units		06		DIST 1D 100																										BASE TAXABLE VALUE									
BUD8 Adjustme		00		NONE 100																										TOTAL JUST VALUE									
Occupancy																														NCON VALUE									
Quality		05		Quality Level 05																										INCOME VALUE									
DOR CODE		0100		SINGLE FAMILY																										PREVIOUS YEAR MKT VALUE									
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC				8026.00																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		1,829		100		1993		1,829		155,383																													
FGR		651		55		1993		358		30,414																													
FOP		230		30		1993		69		5,862																													
TOTALS		2,710						2,256		191,659																													
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									
1		0940		SHEDS/PORT		0 100		0 0		140.00		SF		20.10		20.10		100		1980		1980		3		20		563											
2		0500		FP-PRE FAB		0 100		0 0		1.00		UT		3,500.00		3,500.00		100		1980		1980		3		44		1,540											