

STEWART GABRIELLE
2817 LOWELL AVE
JACKSONVILLE, FL 32254

37-1N-25-299S-0001-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
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								0800	02	1,232	134.4200	114.26	140,768	1999	1999	0	0	0	58.00	42.00																	
Roof Structur	03	GABLE/HIP 100								2 M/H 94+ - 0% - 2025										Heated Area: 1232										HX Base Yr									
Roof Cover	12	MODULAR MT 100								16 77 BAS 1999 77 16																													
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 80																																					
Interior Floo	08	SHT VINYL 20																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		2 100																																					
Bathrooms		2 100																																					
Frame	02	WOOD FRAME 100																																					
Stories Units	1.	1. 100 0 100																																					
Quality		04 Quality Level 04																																					
DOR CODE		0200 MOBILE HOME																																					
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	1,232	100	1999	1,232	59,123																																		
TOTALS		1,232			1,232	59,123																																	
EXTRA FEATURES										54915 DORNBUSH 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	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1998	1998	3	20	128																							