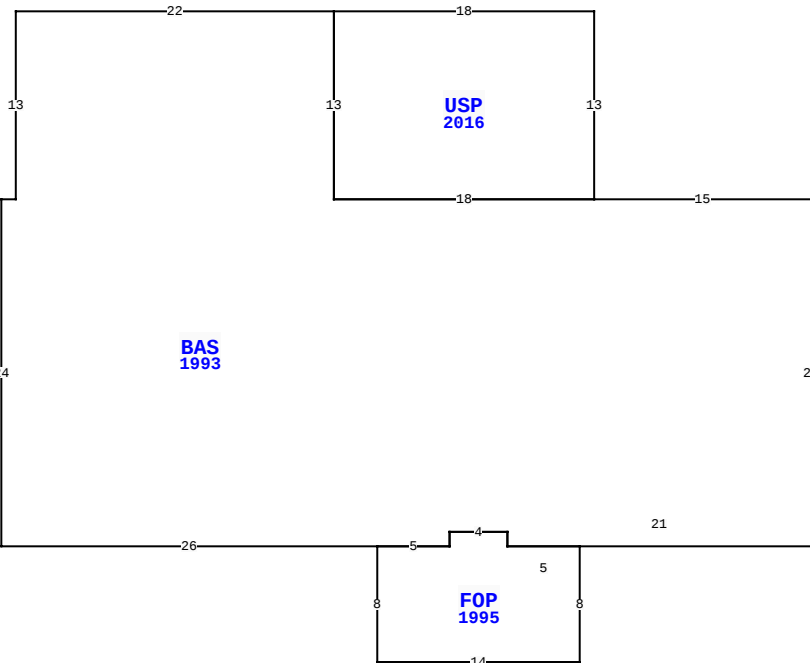


BRANNEN MARVIN LEE & TINA M
54238 ARMSTRONG ROAD
CALLAHAN, FL 32011

37-1N-25-299S-0002-0160

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	05	AVERAGE 100								0820	02	1,778	120.4000	96.32	171,257	1984	1995		0	0	70.00	30.00	VALUATION BY								STANDARD												
Roof Structure	03	GABLE/HIP 100								1 M/H 93- - 100% - 0										Heated Area: 1626										HX Base Yr 1985										Tax Group: 6		Tax Dist:	
Roof Cover	04	COMP SHNGL 100																		BUILDING MARKET VALUE										51,377													
Interior Wall	03	PLYWOOD 50																		TOTAL MARKET OB/XF VALUE										10,828													
Interior Wall	05	DRYWALL 50																		TOTAL LAND VALUE - MARKET										50,000													
Interior Floor	14	CARPET 60																		TOTAL MARKET VALUE										112,205													
Interior Floor	11	CLAY TILE 40																		SOH/AGL Deduction										60,655													
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										51,550													
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										HX HB 26,550													
Bedrooms		3 100																		BASE TAXABLE VALUE										25,000													
Bathrooms		2 100																		TOTAL JUST VALUE										112,205													
Frame	02	WOOD FRAME 100																		NCON VALUE										0													
Stories	1.	1. 100								INCOME VALUE																																	
Units		0 100								PREVIOUS YEAR MKT VALUE										101,179																							
BUD8 Adjustme	06	DIST 1D 100																																									
Quality		03	Quality Level 03																																								
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	1,626	100	1993	1,626	46,985																																						
FOP	116	30	1995	35	1,011																																						
USP	234	50	2016	117	3,381																																						
TOTALS		1,976			1,778	51,377																																					
EXTRA FEATURES										54238 ARMSTRONG RD, CALLAHAN										BLD DATE		LGL DATE		03/31/2025		MLU																	
																				XF DATE		LAND DATE																					
																				INC DATE		AG DATE																					
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	12	12	144.00	SF	20.10	20.10	100	1993	1993	3	20	579																											
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890																											
3	0510	GARAGE WD-	0	100	24	26	624.00	SF	26.25	26.25	100	2000	2000	3	27	4,423																											
4	0811	CONCRETE B	0	100	0	0	664.00	SF	5.20	5.20	100	1993	1993	3	64	2,210																											
5	0810	CONCRETE A	0	100	0	0	151.00	SF	6.50	6.50	100	1990	1990	3	57	559																											
6	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	100	1990	1990	3	57	211																											
7	0810	CONCRETE A	0	100	5	6	30.00	SF	6.50	6.50	100	1986	1986	3	47	92																											
8	0810	CONCRETE A	0	100	0	0	282.00	SF	6.50	6.50	100	1984	1984	3	41	752																											
9	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	1990	1990	3	20	64																											
10	1242	WD DECK A	0	100	6	4	24.00	SF	10.00	10.00	100	1990	1990	3	20	48																											
LAND DESCRIPTION										TOTAL OB/XF										10,828																							
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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000																										