

DAVIES WINSTON T & JUDITH A
54036 JERRA ROAD
CALLAHAN, FL 32011

37-1N-25-299S-0009-0020

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		19		COMMON BRK 100		0100		01		2,018		135.3968		135.40		273,237		1987		1992		0		0		0 26.00		74.00		VALUATION BY									
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 2022								Heated Area: 1690														STANDARD									
Roof Cover		03		COMP SHNGL 100																										Tax Group: 6									
Interior Wall		05		DRYWALL 100																										Tax Dist:									
Interior Floo		14		CARPET 80																										BUILDING MARKET VALUE									
Interior Floo		11		CLAY TILE 20																										TOTAL MARKET OB/XF VALUE									
Air Condition		03		CENTRAL 100																										TOTAL LAND VALUE - MARKET									
Heating Type		04		AIR DUCTED 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																										BASE TAXABLE VALUE									
Units		0		100																										TOTAL JUST VALUE									
BUD8 Adjustme		06		DIST 1D 100																										NCON VALUE									
Occupancy		00		NONE 100																										INCOME VALUE									
Quality		05		Quality Level 05																										PREVIOUS YEAR MKT VALUE									
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		1,690		100		1993		1,690		169,331																													
DCK		90		10		2007		9		902																													
FGR		462		55		1993		254		25,450																													
FOP		21		30		1993		6		601																													
USP		198		30		2007		59		5,912																													
TOTALS		2,461						2,018		202,195																													
EXTRA FEATURES																																							
54036 JERRA RD, CALLAHAN																																							
BLD DATE																																							
XF DATE																																							
INC DATE																																							
LGL DATE																																							
LAND DATE																																							
AG DATE																																							
OB/XF MKT VALUE																																							
NOTES																																							
1 0510 GARAGE WD-		0 100		16 20		320.00		SF24.50		24.50		100		1988		1988		3		20		1,568																	
2 0500 FP-PRE FAB		0 100		0 0		1.00		UT3,500.00		3,500.00		100		1987		1987		3		60		2,100																	
3 0681 POLE SHED		0 100		12 20		240.00		SF15.00		15.00		100		1988		1988		3		20		720																	
4 0810 CONCRETE A		0 100		0 0		247.00		SF6.50		6.50		100		1989		1989		3		54.5		875																	
5 0803 ASPHALT C		0 100		20 57		1,140.00		SF2.00		2.00		100		1990		1990		3		50		1,140																	