

TERRELL LUCY E EST
C/O SHELLY TERRELL, 55404 TERRELL FARMS ROAD
CALLAHAN, FL 32011

44-2N-25-0000-0002-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										SUMMARY										VALUATION SUMMARY																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	20	FACE BRICK 60								0100	01	3,488	97.7592	97.76	340,987	1950	1980		0	0	0	26.92	73.08	VALUATION BY															
Exterior Wall	12	CEDAR 40								1 SINGLE FAM - 50% - 2025														Heated Area: 3292															
Roof Structur	03	GABLE/HIP 100																						HX Base Yr 2025															
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	08	SHT VINYL 50																																					
Interior Floo	14	CARPET 50																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		3 100																																					
Bathrooms		1 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.5	1.5 100																																					
Units		0 100																																					
BUD8 Adjustme	06	DIST 1D 100																																					
Occupancy	00	NONE 100																																					
Quality		04 Quality Level 04																																					
DOR CODE		5000 IMPROVED AG																																					
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	2,532	100	1993	2,532	180,893																																		
FOP	96	30	1993	29	2,072																																		
FOP	504	30	1993	151	10,788																																		
FUS	760	100	1993	760	54,297																																		
PTO	324	5	1993	16	1,143																																		
TOTALS		4,216				3,488		249,193																															
EXTRA FEATURES										55404 TERRELL FARMS 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	0511	GARAGE CB-	0	50	33	22	726.00	SF	24.00	24.00	100	1960	1960	3	20	3,485																							
2	0511	GARAGE CB-	0	50	19	22	418.00	SF	40.00	40.00	100	1960	1960	3	20	3,344																							
3	0570	JUNK HOUSE	0	50	0	0	1.00	UT	100.00	100.00	95	1950	1950	3	95	95																							
4	0940	SHEDS/PORT	0	50	12	8	96.00	SF	20.10	20.10	100	1975	1975	3	20	386																							
5	0350	CARPORT WD	0	50	22	14	330.00	SF	13.00	13.00	100	1960	1960	3	20	858																							
6	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240																							
7	0370	CHICKEN HS	0	50	40	500	20,000.00	SF	0.40	0.40	100	1989	1989	3	20	1,600																							
8	0370	CHICKEN HS	0	50	40	500	20,000.00	SF	0.40	0.40	100	1989	1989	3	20	1,600																							
9	0511	GARAGE CB-	0	50	32	48	1,536.00	SF	40.00	40.00	100	1986	1986	3	47	28,877																							
10	0370	CHICKEN HS	0	50	500	40	20,000.00	SF	0.40	0.40	100	1992	1992	3	20	1,600																							
LAND DESCRIPTION										TOTAL OB/XF										44,085																			
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	005000	C	AGRICULTURAL	50	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000																						
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	19.00	AC		1.00	1.00	1.00	370.00	370.00	7,030																						
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	57.00	AC		1.00	1.00	1.00	390.00	390.00	22,230																						
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	30.00	AC		1.00	1.00	1.00	190.00	190.00	5,700																						
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	106.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	583,000																						
REVIEW DATE		03/25/2025		BY		KBA		Total Acres: 108.00		Total Land Value: 104,960		Market: 583,000		Agricultural: 34,960		Common: 70,000		PRINTED 07/30/2025 BY SYS																					

[illegible]

TERRELL LUCY E EST
C/O SHELLY TERRELL, 55404 TERRELL FARMS ROAD
CALLAHAN, FL 32011

44-2N-25-0000-0002-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 3 of 3																
ELEMENT		CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY																										
Exterior Wall		03	BELOW AVG. 100				0100	01	815	70.3000	70.30	57,294	1955	1955	0	0	40	50.00	20.00	VALUATION BY																										
Roof Structur		03	GABLE/HIP 100				3 SINGLE FAM - 0% - 2025										Heated Area: 728										HX Base Yr 2025										STANDARD									
Roof Cover		01	MINIMUM 100																																											