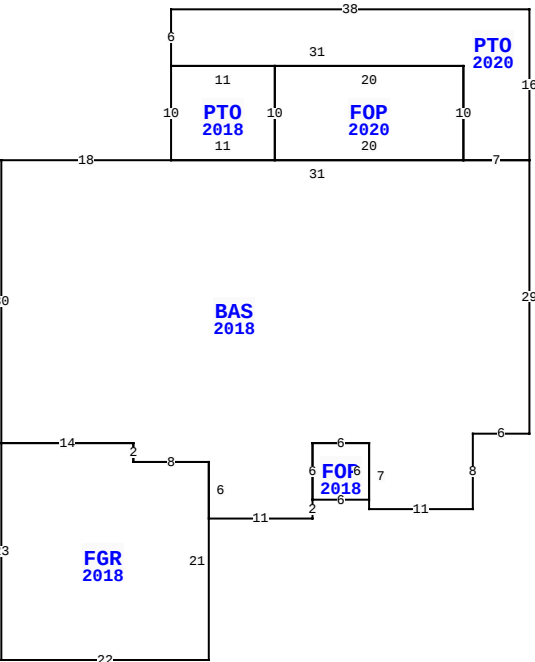


MILLER JASON S & MARIA A
53727 CARRINGTON DR
CALLAHAN, FL 32011

46-2N-25-0240-0040-0000

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	VALUATION BY		STANDARD																					
Exterior Wall		20	FACE BRICK 100		0900	01	2,217	112.1610	148.05	328,227	2018	2018	0	0	4.50	95.50	Tax Group: 6		Tax Dist:																					
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2019												Heated Area: 1855												HX Base Yr 2019											
Roof Cover		03	COMP SHNGL 100																																					
Interior Wall		05	DRYWALL 100																																					
Interior Floo		08	SHT VINYL 100																																					
Air Condition		03	CENTRAL 100																																					
Heating Type		04	AIR DUCTED 100																																					
Bedrooms		4	100																																					
Bathrooms		2	100																																					
Frame		02	WOOD FRAME 100																																					
Stories		1.	1. 100																																					
Units		0	100																																					
Occupancy		00	NONE 100																																					
Quality		04	Quality Level 04																																					
DOR CODE		0100	SINGLE FAMILY																																					
MAP NUM			MKT AREA				08																																	
NEIGHBORHOOD/LOC		8015.100																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,855	100	2018	1,855	262,275																																			
FGR	490	55	2018	270	38,175																																			
FOP	36	30	2018	11	1,556																																			
FOP	200	30	2020	60	8,483																																			
PTO	110	5	2018	6	848																																			
PTO	298	5	2020	15	2,121																																			
TOTALS		2,989			2,217	313,457																																		
EXTRA FEATURES										53727 CARRINGTON DR, CALLAHAN										BLD DATE																				
																				LGL DATE																				
																				LAND 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	0812	CONCRETE C	0	100	0	0		2,212.00	SF	4.00		4.00	100	2018	2018	3	97	8,583																						