

PRITCHARD TERRI D & ALLEN C JR
54083 CORLEY DR
CALLAHAN, FL 32011

46-2N-25-0240-0050-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																							
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 100							0900	01	2,169	115.2480	152.13	329,970	2021	2021		0	0	2.25	97.75	VALUATION BY		STANDARD																		
Roof Structure		03	GABLE/HIP 100							1 SNGL FAM - 100% - 2022														Heated Area: 1800																			
Roof Cover		05	COMP SHNGL 100																					HX Base Yr 2022																			
Interior Wall		03	DRYWALL 100																					BUILDING MARKET VALUE														335,834					
Interior Floor		13	LVT/LAMNT 100																					TOTAL MARKET OB/XF VALUE														59,761					
Air Condition		03	CENTRAL 100																					TOTAL LAND VALUE - MARKET														60,000					
Heating Type		04	AIR DUCTED 100																					TOTAL MARKET VALUE														455,595					
Bedrooms			3 100																					SOH/AGL Deduction														122,143					
Bathrooms			2.5 100																					ASSESSED VALUE														333,452					
Frame		02	WOOD FRAME 100																					TOTAL EXEMPTION VALUE														HX HB 50,722					
Stories		1.	1. 100																					BASE TAXABLE VALUE														282,730					
Units			0 100																					TOTAL JUST VALUE														455,595					
Occupancy		00	NONE 100																					NCON VALUE														0					
																								INCOME VALUE																			
																								PREVIOUS YEAR MKT VALUE														441,846					
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	1,800	100	2021	1,800	267,673																																						
FGR	484	55	2021	266	39,556																																						
FOP	138	30	2021	41	6,097																																						
FOP	208	30	2021	62	9,220																																						
TOTALS		2,630			2,169	322,546																																					
EXTRA FEATURES										54083 CORLEY DR, CALLAHAN										BLD DATE										LGL DATE													
																				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	0812	CONCRETE C	0	100	0	0	2,260.00	SF	4.00	4.00	100	2021	2021	3	99	8,950																											
2	0866	POOL FIBER	0	100	16	11	176.00	SF	72.00	72.00	100	2022	2022	3	93	11,785																											
3	0855	CONC PAVER	0	100	0	0	784.00	SF	10.00	10.00	100	2022	2022	3	99	7,762																											
4	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	100	2022	2022	3	98	1,882																											
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	98	294																											
6	0462	ST/AL FNC	0	100	234	0	936.00	SF	10.00	10.00	100	2022	2022	3	95	8,892																											
7	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588																											
8	0812	CONCRETE C	0	100	0	0	1.00	SF	4.00	4.00	100	2022	2022	3	99	4																											
9	0911	SCRN RM A	0	100	32	30	960.00	SF	17.50	17.50	100	2022	2022	3	93	15,624																											
10	0812	CONCRETE C	0	100	0	0	1,005.00	SF	4.00	4.00	100	2022	2022	3	99	3,980																											
LAND DESCRIPTION										TOTAL OB/XF										59,761																							
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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000																										

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