

USINA JOSEPH M JR & MARY K
54001 CORLEY DRIVE
CALLAHAN, FL 32011

46-2N-25-0240-0097-0000

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					
Exterior Wall		20		FACE BRICK 100		0900		01		2,215		111.1320		146.69		324,918		2018		2018		0		0		4.50		95.50			
Roof Structure		03		GABLE/HIP 100		1		SNGL FAM - 100%		- 2019		Heated Area: 1912		HX Base Yr 2019																	
Roof Cover		03		COMP SHNGL 100																											
Interior Wall		05		DRYWALL 100																											
Interior Floor		08		SHT VINYL 70																											
Interior Floor		14		CARPET 30																											
Air Condition		03		CENTRAL 100																											
Heating Type		04		AIR DUCTED 100																											
Bedrooms				3 100																											
Bathrooms				2 100																											
Frame		02		WOOD FRAME 100																											
Stories		1.		1. 100																											
Units		00		0 100																											
Occupancy		00		NONE 100																											
Quality		04		Quality Level 04																											
DOR CODE		0100		SINGLE FAMILY																											
MAP NUM				MKT AREA																											
NEIGHBORHOOD/LOC		8015.100																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																					
BAS		1,912		100		2018		1,912		267,850																					
FGR		512		55		2018		282		39,505																					
FOP		36		30		2018		11		1,541																					
PTO		204		5		2018		10		1,401																					
TOTALS		2,664						2,215		310,297																					
EXTRA FEATURES										54001 CORLEY 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		0811		CONCRETE B		0 100		0 0		1,384.00		SF		5.20		5.20		100		2018		2018		3		97		6,981			
2		0476		VF 6 SBPL		0 100		0 0		613.00		LF		32.00		32.00		100		2020		2020		3		95		18,635			
3		0810		CONCRETE A		0 100		0 0		270.00		SF		6.50		6.50		100		2020		2020		3		98		1,720			
4		0680		POLE SHED		1 100		20 12		240.00		SF		10.00		10.00		100		2024		2019				87		2,088			
5		0940		SHEDS/PORT		1 100		15 15		225.00		SF		30.00		30.00		100		2024		2020				86		5,805			