

SLATTERY THOMAS E & KRISTY L
53225 BRISTA WAY
CALLAHAN, FL 32011

46-2N-25-0240-0118-0000

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		VALUATION BY		STANDARD					
Exterior Wall		20		FACE BRICK 100		0900		01		2,896		105.6090		139.40		403,702		2017		2017		0		0		5.25		94.75		Tax Group: 6		Tax Dist:			
Roof Structur		03		GABLE/HIP 100		1 SNGL FAM - 100% - 2018										Heated Area: 2492										HX Base Yr 2018									
Roof Cover		05		COMP SHNGL 100												BUILDING MARKET VALUE										395,356									
Interior Wall		03		DRYWALL 100												TOTAL MARKET OB/XF VALUE										109,436									
Interior Floo		08		SHT VINYL 50												TOTAL LAND VALUE - MARKET										60,000									
Interior Floo		14		CARPET 50												TOTAL MARKET VALUE										564,792									
Air Condition		03		CENTRAL 100												SOH/AGL Deduction										209,282									
Heating Type		04		AIR DUCTED 100		ASSESSED VALUE										355,510																			
Bedrooms				5 100		TOTAL EXEMPTION VALUE										HX HB										50,722									
Bathrooms				2 100		BASE TAXABLE VALUE										304,788																			
Frame		02		WOOD FRAME 100		TOTAL JUST VALUE										564,792																			
Stories		1.		1. 100		NCON VALUE										0																			
Units		00		0 100		INCOME VALUE																													
Occupancy		00		NONE 100		PREVIOUS YEAR MKT VALUE										546,349																			
Quality		04		Quality Level 04																															
DOR CODE		0100		SINGLE FAMILY																															
MAP NUM				MKT AREA		08																													
NEIGHBORHOOD/LOC		8015.00																																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																									
BAS		2,492		100		2017		2,492		329,147																									
FGR		478		55		2017		263		34,737																									
FOP		189		30		2017		57		7,529																									
UOP		420		20		2021		84		11,095																									
TOTALS		3,579						2,896		382,508																									
EXTRA FEATURES										53225 BRISTA WAY, 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		0811		CONCRETE B		0 100		0 0		1,904.00		SF 5.20				5.20		100		2017		2017		3		96		9,505							
2		0861		POOL GUNIT		0 100		0 0		621.00		SF 85.00				85.00		100		2021		2021		3		93		49,090							
3		0855		CONC PAVER		0 100		0 0		1,331.00		SF 10.00				10.00		100		2021		2021		3		99		13,177							
4		0911		SCRN RM A		0 100		42 46		1,932.00		SF 17.50				17.50		100		2021		2021		3		90		30,429							
5		0855		CONC PAVER		0 100		0 0		549.00		SF 10.00				10.00		100		2021		2021		3		99		5,435							
6		0871		POOL HTR R		0 100		0 0		1.00		UT 2,000.00				2,000.00		100		2021		2021		3		90		1,800							

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