

GARDEPE MELINDA & JOSEPH
53185 BRISTA WAY
CALLAHAN, FL 32011

2025

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT		CD		20		FACE BRICK 100		0900		01		2,343		114.2190		150.77		REPL. COST NEW		353,254		2013		2013		ECON		0		FNCT		0		NORM		8.25		91.75	
Exterior Wall		03		20		FACE BRICK 100		1		SNGL FAM - 100%		- 2023								Heated Area: 1972						HX Base Yr 2023													
Roof Structur		03		03		GABLE/HIP 100																																	
Roof Cover		05		03		COMP SHNGL 100																																	
Interior Wall		14		05		DRYWALL 100																																	
Interior Floo		08		14		CARPET 60																																	
Interior Floo		08		08		SHT VINYL 40																																	
Air Condition		04		03		CENTRAL 100																																	
Heating Type		04		04		AIR DUCTED 100																																	
Bedrooms				3		100																																	
Bathrooms				3		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				08																															
NEIGHBORHOOD/LOC		8015.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		1,972		100		2013		1,972		272,789																													
FGR		380		55		2013		209		28,911																													
FOP		72		30		2013		22		3,043																													
USP		468		30		2020		140		19,367																													
TOTALS		2,892						2,343		324,111																													
EXTRA FEATURES										53185 BRISTA WAY, 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		0811		CONCRETE B		0 100		0 0		1,625.00		SF 5.20				5.20		100		2013		2013		3		93		7,859											
2		0861		POOL GUNIT		0 100		0 0		371.00		SF 85.00				85.00		100		2020		2020		3		90		28,382											
3		0855		CONC PAVER		0 100		0 0		875.00		SF 10.00				10.00		100		2020		2020		3		98		8,575											