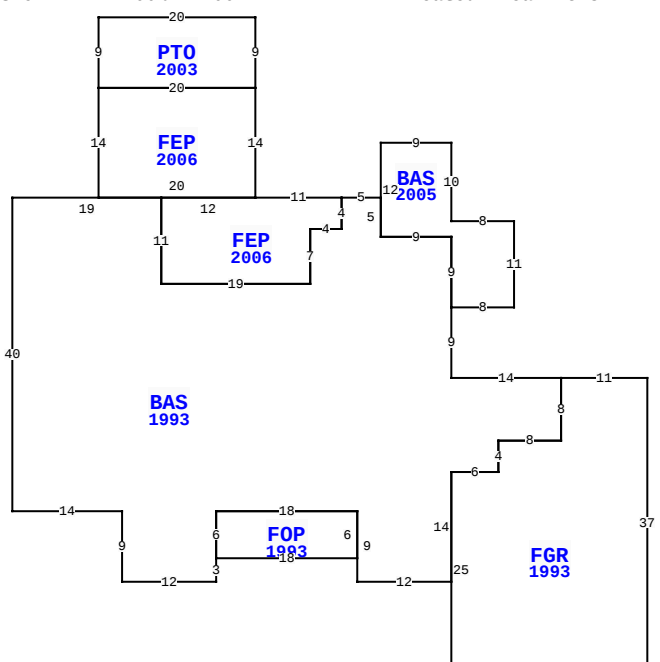


SIMS JAMES C
55179 DEER RUN ROAD
CALLAHAN, FL 32011

46-2N-25-197A-0004-0110

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	3,397	98.4400	129.94	441,406	1991	1997	0	0	20.25	79.75	Tax Group: 6		Tax Dist:																					
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2007												Heated Area: 2518												HX Base Yr 2007											
Roof Cover		03	COMP SHNGL 100														BUILDING MARKET VALUE												352,021											
Interior Wall		05	DRYWALL 100														TOTAL MARKET OB/XF VALUE												13,532											
Interior Floo		14	CARPET 90														TOTAL LAND VALUE - MARKET												55,000											
Interior Floo		08	SHT VINYL 10														TOTAL MARKET VALUE												420,553											
Air Condition		03	CENTRAL 100														SOH/AGL Deduction												226,487											
Heating Type		04	AIR DUCTED 100		ASSESSED VALUE												194,066																							
Bedrooms			3 100		TOTAL EXEMPTION VALUE												HX HB								50,722															
Bathrooms			2.5 100		BASE TAXABLE VALUE												143,344																							
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE												420,553																							
Stories		1.	1. 100		NCON VALUE												0																							
Units		0	100		INCOME VALUE																																			
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE												405,458																							
Quality		03	Quality Level 03																																					
DOR CODE		0100	SINGLE FAMILY																																					
MAP NUM			MKT AREA														08																							
NEIGHBORHOOD/LOC		8010.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	2,322	100	1993	2,322	240,622																																			
BAS	196	100	2005	196	20,311																																			
FEP	225	80	2006	180	18,653																																			
FEP	280	80	2006	224	23,213																																			
FGR	789	55	1993	434	44,974																																			
FOP	108	30	1993	32	3,316																																			
PTO	180	5	2003	9	932																																			
TOTALS		4,100			3,397	352,021																																		
EXTRA FEATURES					55179 DEER RUN RD, CALLAHAN										BLD DATE				LGL DATE		04/04/2024		MLU																	
															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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380																									
2	0811	CONCRETE B	0 100	0	0	534.00	SF	5.20	5.20	100	1991	1991	3	59.5	1,652																									
3	0811	CONCRETE B	0 100	0	0	2,085.00	SF	5.20	5.20	100	1993	1993	3	64	6,939																									
4	0303	FLT DOCK W	0 100	0	0	260.00	SF	26.00	26.00	100	1998	1998	3	25	1,690																									
5	1127	BRICK 8"	0 100	44	2	88.00	SF	11.00	11.00	100	1995	1995	3	90	871																									
LAND DESCRIPTION										TOTAL OB/XF										13,532																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																
1	000134	C	RES POND	100	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000																							