

WESLEY CHARLES H JR & B B
56185 NASSAU OAKS CIRCLE
CALLAHAN, FL 32011

48-3N-25-4196-0114-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2				4					
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		25		MOD METAL 100		0820		02		1,296		98.6000		78.88		102,228		1975		1975		0		0		70.00		30.00		VALUATION BY					STANDARD				
Roof Structure		03		GABLE/HIP 100		1		M/H 93-		- 100%		- 1976				Heated Area: 1296														Tax Group: 4					Tax Dist:				
Roof Cover		01		MINIMUM 100																										BUILDING MARKET VALUE					43,614				
Interior Wall		04		PLYWOOD 100																										TOTAL MARKET OB/XF VALUE					15,445				
Interior Floor		14		CARPET 90																										TOTAL LAND VALUE - MARKET					45,000				
Interior Floor		08		SHT VINYL 10																										TOTAL MARKET VALUE					104,059				
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					46,456				
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					57,603				
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					HX HB 32,603				
Bathrooms				2 100																										BASE TAXABLE VALUE					25,000				
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					104,059				
Stories		1.		1. 100																										NCON VALUE					0				
Units		0		100																										INCOME VALUE									
BUD8 Adjustme		04		DIST 01 100																										PREVIOUS YEAR MKT VALUE					100,354				
Quality		03		Quality Level 03																																			
DOR CODE		0200		MOBILE HOME																																			
MAP NUM				MKT AREA																															05				
NEIGHBORHOOD/LOC		5011.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		1,296		100		1993		1,296		30,668																													
TOTALS		1,296						1,296		30,668																													
EXTRA FEATURES																																							
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		0350		CARPORT WD		0 100		26 24		624.00		SF 7.28				7.28		100		1985		1985		3		20		909											
2		0810		CONCRETE A		0 100		26 12		312.00		SF 6.50				6.50		100		1985		1985		3		44		892											
3		0351		CARPORT MT		0 100		18 20		360.00		SF 10.00				10.00		100		2005		2005		3		22		792											
4		0510		GARAGE WD-		0 100		0 0		540.00		SF 35.00				35.00		100		2013		2013		3		68		12,852											

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