

WILKERSON D M
56358 GRIFFIN ROAD
CALLAHAN, FL 32011

48-3N-25-4197-0204-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
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		30	VINYL 100		0800	02	2,468	119.4000	101.49	250,477	2008	2008		0	0	40.00	60.00	VALUATION BY		STANDARD									
Roof Structure		03	GABLE/HIP 100		1 M/H 94+ - 100% - 0													Heated Area: 2468		HX Base Yr									
Roof Cover		03	COMP SHNGL 100		40 62 40 18 2 6 2 38 BAS 2008																								
Interior Wall		05	DRYWALL 100																										
Interior Floor		14	CARPET 60																										
Interior Floor		11	CLAY TILE 40																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			2 100																										
Bathrooms			2 100																										
Frame		02	WOOD FRAME 100																										
Stories		1.	1. 100																										
Units			0 100																										
BUD8 Adjustme		04	DIST 01 100																										
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	2,468	100	2008	2,468	150,286																								
TOTALS		2,468			2,468	150,286																							
EXTRA FEATURES						56358 GRIFFIN RD, 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	0812	CONCRETE C	0 100	0	0	1,300.00	SF	1.60	1.60	100	1983	1983	3	38	790														
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	91	3,185														
3	0812	CONCRETE C	0 100	0	0	2,567.00	SF	4.00	4.00	100	2009	2009	3	89	9,139														
4	0351	CARPORT MT	0 100	40	12	480.00	SF	10.00	10.00	100	2013	2013	3	55	2,640														
LAND DESCRIPTION																	TOTAL OB/XF 15,754												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	RES	100	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000												

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