

CALLAHAN PROPERTY RENOVATIONS LLC
45219 DUTTON WAY
CALLAHAN, FL 32011

49-2N-25-4100-0009-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
ELEMNT 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 15 CONC BLOCK 100										0100	01	1,614		109.5480	109.55		176,814		1954	1990		0	0	0	17.00	83.00	VALUATION BY					STANDARD																	
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 0% - 0										Heated Area: 1500										HX Base Yr																			
Roof Cover 12 MODULAR MT 100																																																	
Interior Wall 03 PLASTER 100																																																	
Interior Floo 12 HARDWOOD 70																																																	
Interior Floo 11 CLAY TILE 30																																																	
Air Condition 03 CENTRAL 100																																																	
Heating Type 04 AIR DUCTED 100																																																	
Bedrooms 3 100																																																	
Bathrooms 1 100																																																	
Frame 02 WOOD FRAME 100																																																	
Stories 1. 1. 100																																																	
Units 0 100																																																	
BUD8 Adjustme 06 DIST 1D 100																																																	
Occupancy 00 NONE 100																																																	
Quality 03 Quality Level 03																																																	
DOR CODE 0100 SINGLE FAMILY																																																	
MAP NUM MKT AREA 07																																																	
NEIGHBORHOOD/LOC 7001.00																																																	
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																																																	
BAS 1,500 100 1993 1,500 136,390																																																	
FCP 248 25 1993 62 5,637																																																	
FOP 112 30 1993 34 3,092																																																	
UST 40 45 1993 18 1,637																																																	
TOTALS 1,900 1,614 146,756										45023 MICKLER ST, CALLAHAN										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										06/02/2023 MLU									
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 0812 CONCRETE C 0 0 61 21 1,281.00 SF 4.00 4.00 100 1990 1990 3 57 2,921																																																	