

COPPOCK TERRY L & AUDREY J
55110 FAWN CT
CALLAHAN, FL 32011

49-2N-25-4140-0002-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																	
ELEMENT		CD		19						0100		01		808		139.7000		139.70		112,878		1963		1985		0		0		29.50		70.50		VALUATION BY		STANDARD	
Exterior Wall		03		COMMON BRK 100						1		SINGLE FAM		- 0%		- 0		Heated Area: 748		HX Base Yr												Tax Group: 1		Tax Dist:			
Roof Structur		03		GABLE/HIP 100																												BUILDING MARKET VALUE		79,579			
Roof Cover		12		MODULAR MT 100																												TOTAL MARKET OB/XF VALUE		4,546			
Interior Wall		05		DRYWALL 100																												TOTAL LAND VALUE - MARKET		78,400			
Interior Floo		14		CARPET 90																												TOTAL MARKET VALUE		162,525			
Interior Floo		08		SHT VINYL 10																												SOH/AGL Deduction		54,246			
Air Condition		03		CENTRAL 100																												ASSESSED VALUE		108,279			
Heating Type		04		AIR DUCTED 100																												TOTAL EXEMPTION VALUE		0			
Bedrooms				3 100																												BASE TAXABLE VALUE		108,279			
Bathrooms				1 100																												TOTAL JUST VALUE		162,525			
Frame		03		MASONRY 100																												NCON VALUE		0			
Stories		1.		1. 100																												INCOME VALUE					
Units		0		0 100																												PREVIOUS YEAR MKT VALUE		159,102			
BUD8 Adjustme		06		DIST 1D 100																																	
Occupancy		00		NONE 100																																	
Quality		03		Quality Level 03																																	
DOR CODE		0100		SINGLE FAMILY																																	
MAP NUM				MKT AREA																																	
NEIGHBORHOOD/LOC		7001.00																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																											
BAS		748		100		1993		748		73,670																											
UOP		85		20		1993		17		1,674																											
USP		144		30		1993		43		4,235																											
TOTALS		977						808		79,579																											
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		0511		GARAGE CB-		0 0		20 24		480.00		SF		40.00																							