

RIESEL JERRY B & DANA LYNN
46003 RABO ROAD
CALLAHAN, FL 32011

50-2N-25-0000-0001-0030

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		26		AL SIDING 100		0820		02		1,008		112.6000		90.08		90,801		1988		1988		0		0		0		70.00		30.00		VALUATION BY					STANDARD																						
Roof Structur		01		FLAT 100		1 M/H 93- - 100% - 1999										Heated Area: 1008										HX Base Yr 1999										Tax Group: 6					Tax Dist:																		
Roof Cover		12		MODULAR MT 100		147214 BAS 1998																				BUILDING MARKET VALUE										110,058																							
Interior Wall		04		PLYWOOD 100																						TOTAL MARKET OB/XF VALUE										11,202																							
Interior Floo		14		CARPET 90																						TOTAL LAND VALUE - MARKET										97,500																							
Interior Floo		08		SHT VINYL 10																						TOTAL MARKET VALUE										218,760																							
Air Condition		03		CENTRAL 100																						SOH/AGL Deduction										76,263																							
Heating Type		04		AIR DUCTED 100																						ASSESSED VALUE										142,497																							
Bedrooms				2 100																						TOTAL EXEMPTION VALUE										HX HB										50,722													
Bathrooms				2 100																						BASE TAXABLE VALUE										91,775																							
Frame		02		WOOD FRAME 100																						TOTAL JUST VALUE										218,760																							
Stories				1. 1. 100																						NCON VALUE										0																							
Units				0 100																						INCOME VALUE																																	
																										PREVIOUS YEAR MKT VALUE										191,571																							
Quality		03		Quality Level 03																																																							
DOR CODE		0200		MOBILE HOME																																																							
MAP NUM				MKT AREA				08																																																			
NEIGHBORHOOD/LOC		8026		00																																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																																	
BAS		1,008		100		1998		1,008		27,240																																																	
TOTALS		1,008						1,008		27,240																																																	
EXTRA FEATURES										46137 RABO RD, CALLAHAN										BLD DATE										LGL DATE										05/09/2025										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		0810		CONCRETE A		0 100		18 10		180.00		SF		6.50		6.50		100		1998		1998		3		73		854																															
2		1242		WD DECK A		0 100		28 11		308.00		SF		10.00		10.00		100		1994		1994		3		20		616																															
3		0812		CONCRETE C		0 100		0 0		1,549.00		SF		4.00		4.00		100		2000		2000		3		77		4,771																															
4		0351		CARPORT MT		0 100		21 18		378.00		SF		10.00		10.00		100		2001		2001		3		20		756																															
5		0754		FOP		0 100		20 12		240.00		SF		15.00		15.00		100		2001		2001		3		20		720																															
6		0756		FEP		0 100		5 6		30.00		SF		27.00		27.00		100		2001		2001		3		20		162																															
7		0940		SHEDS/PORT		0 100		24 12		288.00		SF		18.30		18.30		100		1995		1995		3		20		1,054																															
8		0351		CARPORT MT		0 100		20 20		400.00		SF		5.90		5.90		100		2003		2003		3		20		472																															
9		0681		POLE SHED		0 100		10 24		240.00		SF		15.00		15.00		100		2003		2003		3		30		1,080																															
10		0940		SHEDS/PORT		0 100		14 14		196.00		SF		18.30		18.30		100		2003		2003		3		20		717																															
LAND DESCRIPTION										TOTAL OB/XF										11,202																																							
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		5.00		AC				1.00		1.00		1.00		19,500.00		19,500.00		97,500																									

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