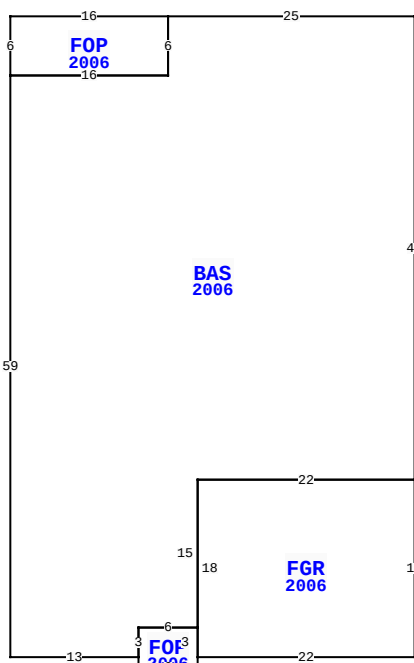


FERNANDEZ BRYAN & EMILY
45049 DUTTON WAY
CALLAHAN, FL 32011

2025

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		10	ABOVE AVG 80		0100	01	2,409	115.3460	115.35	277,878	2006	2006	0	0	0	8.60	91.40	VALUATION BY					STANDARD											
Exterior Wall		16	WD FR STUC 20		1 SINGLE FAM - 100% - 2022										Heated Area: 2155					HX Base Yr 2022					Tax Group: 1					Tax Dist:				
Roof Structure		03	GABLE/HIP 100												BUILDING MARKET VALUE					253,980														
Roof Cover		03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE					3,457														
Interior Wall		05	DRYWALL 100												TOTAL LAND VALUE - MARKET					40,000														
Interior Floo		14	CARPET 70												TOTAL MARKET VALUE					297,437														
Interior Floo		08	SHT VINYL 30												SOH/AGL Deduction					40,539														
Air Condition		03	CENTRAL 100												ASSESSED VALUE					256,898														
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE					HX HB					50,722									
Bedrooms			4 100												BASE TAXABLE VALUE										206,176									
Bathrooms			2 100												TOTAL JUST VALUE										297,437									
Frame		02	WOOD FRAME 100												NCON VALUE										0									
Stories		1.	1. 100		INCOME VALUE																													
Units			0 100		PREVIOUS YEAR MKT VALUE										286,093																			
Occupancy		00	NONE 100																															
Quality		05	Quality Level 05																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA				07																											
NEIGHBORHOOD/LOC				7003.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	2,155	100	2006	2,155	227,201																													
FGR	396	55	2006	218	22,983																													
FOP	24	30	2006	7	738																													
FOP	96	30	2006	29	3,057																													
TOTALS		2,671			2,409	253,980																												
EXTRA FEATURES					45049 DUTTON WAY, CALLAHAN										BLD DATE		04/04/2007		KW		LGL DATE													
															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	0811	CONCRETE B	0 100	0	0	773.00	SF	5.20	5.20	100	2006	2006	3	86	3,457																			
LAND DESCRIPTION										TOTAL OB/XF										3,457														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0006	RL	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000																	