

HAGAN PHILIP WAYNE
76480 LONG LEAF LOOP
YULEE, FL 32097

51-2N-25-015A-0105-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										CD										PAGE 1 of 1									
CONSTRUCTION										VALUATION SUMMARY										1									
10 ABOVE AVG 80										TYPE										MDL									
16 WD FR STUC 20										0100										01									
03 GABLE/HIP 100										EFF. AREA										1,539									
03 COMP SHNGL 100										TOT ADJ PTS										128.5812									
05 DRYWALL 100										EFF. BASE RATE										128.58									
14 CARPET 80										REPL. COST NEW										197,885									
11 CLAY TILE 20										AYB										2007									
03 CENTRAL 100										EYB										2007									
04 AIR DUCTED 100										ECON										0									
3 100										FNCT										0									
2 100										NORM										8.10									
02 WOOD FRAME 100										% COND										91.90									
1. 1. 100										VALUATION BY										STANDARD									
0 100										Tax Group: 1										Tax Dist:									
00 NONE 100										BUILDING MARKET VALUE										181,856									
05 Quality Level 05										TOTAL MARKET OB/XF VALUE										2,995									
0100 SINGLE FAMILY										TOTAL LAND VALUE - MARKET										40,000									
MAP NUM										MKT AREA										07									
NEIGHBORHOOD/LOC										7003.00										TOTAL MARKET VALUE									
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
YEAR										TOT ADJ AREA										SUBAREA MARKET VALUE									
BAS										1,300										100									
FGR										412										55									
FOP										16										30									
PTO										143										5									
TOTALS										1,871										1,539									
EXTRA FEATURES										45096 INGLEHAM CIR, CALLAHAN										BLD 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										0										0									
0										0										0									
662.00										SF										5.20									
5.20										100										2007									
2007										3										87									
2,995																													
LAND DESCRIPTION										TOTAL OB/XF										2,995									
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										0										0006									
RL										0.00										0.00									
1.00										LT										1.00									
1.00										1.00										1.00									
40,000.00										40,000.00										40,000									
REVIEW DATE										01/14/2021										BY									
KBA										Total Acres: 0.00										Total Land Value: 40,000									
Market: 0										Agricultural: 0										Common: 40,000									
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