

GARRETT PATRICIA/BRANDT STEPHEN
36160 FAIRVIEW LN
CALLAHAN, FL 32011

02-2N-24-0000-0003-0100

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				6					
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		30		VINYL 100		0800		02		2,052		117.0000		105.30		216,076		2015		2015		0		0		0 28.00		72.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		M/H 94+		100% - 2025						Heated Area: 2052												HX Base Yr 2025		Tax Group: 6					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					155,575				
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					22,554				
Interior Floo		13		LVT/LAMNT 50																										TOTAL LAND VALUE - MARKET					85,000				
Interior Floo		14		CARPET 50																										TOTAL MARKET VALUE					263,129				
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					0				
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					263,129				
Bedrooms				4 100																										TOTAL EXEMPTION VALUE					HX HB 51,411				
Bathrooms				2 100																										BASE TAXABLE VALUE					211,718				
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					263,129				
Stories		0		0 100																										NCON VALUE					0				
Units				0 100																										INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE					263,980				
Quality		03		Quality Level 03																																			
DOR CODE		0200		MOBILE HOME																																			
MAP NUM				MKT AREA																															08				
NEIGHBORHOOD/LOC				8001.00																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		2,052		100		2015		2,052		155,575																													
TOTALS		2,052						2,052		155,575																													
EXTRA FEATURES										36160 FAIRVIEW LN, CALLAHAN										BLD DATE				LGL DATE		05/08/2026		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		0510		GARAGE WD-		0 100		30 20		600.00		SF		35.00		35.00		100		2016		2016		3		75		15,750											
2		0681		POLE SHED		0 100		30 18		540.00		SF		15.00		15.00		100		2019		2019		3		84		6,804											