

STERN JUSTIN D
32422 FOX DEN LANE
CALLAHAN, FL 32011

15-1N-24-2180-1209-0000

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		25	MOD METAL 100		6500	01	1,232	56.0740	21.87	26,944	2016	2016	0	0	0	10.00	90.00	VALUATION BY		STANDARD																		
Roof Structure		03	GABLE/HIP 100		1 GARAGE RES 0% - 0													Heated Area: 1040 HX Base Yr																				
Roof Cover		12	MODULAR MT 100		-12- -26- -12- UCP 2016 BAS 2016 UCP 2016 -12- -26- -12-													BUILDING MARKET VALUE													24,250							
Interior Wall			N/A 100															TOTAL MARKET OB/XF VALUE													103,530							
Interior Floor		03	CONC FINSH 100															TOTAL LAND VALUE - MARKET													390,000							
Air Condition		99	N/A 100															TOTAL MARKET VALUE													139,400							
Heating Type			N/A 100															SOH/AGL Deduction													5,003							
Bedrooms			0 100															ASSESSED VALUE													134,397							
Bathrooms			0 100															TOTAL EXEMPTION VALUE													0							
Frame		05	STEEL 100															BASE TAXABLE VALUE													134,397							
Stories		0	0 100															TOTAL JUST VALUE													517,780							
Units			0 100															NCON VALUE													0							
Occupancy		00	NONE 100		INCOME VALUE													PREVIOUS YEAR MKT VALUE								565,583												
Quality		06	Quality Level 06																																			
DOR CODE		6000	PASTURELAND 1																																			
MAP NUM			MKT AREA															08																				
NEIGHBORHOOD/LOC		8005.00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	1,040	100	2016	1,040	20,471																																	
UCP	480	20	2016	96	1,890																																	
UCP	480	20	2016	96	1,890																																	
TOTALS					2,000			1,232	24,250																													
EXTRA FEATURES					WOODS LN, CALLAHAN										BLD DATE												LGL DATE											
															XF DATE												LAND DATE		05/15/2026 MLU									
															INC DATE												AG DATE		11/06/2024 KBA									
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	0680	POLE SHED	0	0110	40	4,400.00	SF	10.00	10.00	100	2020	2020	3	87	38,280																							
2	0680	POLE SHED	0	030	26	780.00	SF	10.00	10.00	100	2016	2016	3	75	5,850																							
3	0680	POLE SHED	0	0110	30	3,300.00	SF	10.00	10.00	100	2022	2021	3	90	29,700																							
4	0680	POLE SHED	0	0110	30	3,300.00	SF	10.00	10.00	100	2022	2021	03	90	29,700																							