

GOSSELIN SHERI-ANN & JEAN ROBERT
34831 STEEPLE CHASE WAY
CALLAHAN, FL 32011

16-1N-24-2090-0042-0000

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		31	HARDIE BRD 100			0500	01	2,219	114.2190	189.60	420,722	2023	2023		0	0	0.50	99.50	VALUATION BY STANDARD										
Roof Structur		03	GABLE/HIP 100			1 SFR CUST 100% - 2026														Heated Area: 2049						HX Base Yr 2026			
Roof Cover		03	COMP SHNGL 100			BAS 2024 FSP 2024																							
Interior Wall		05	DRYWALL 100																										
Interior Floo		13	LVT/LAMNT 100																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			3 100																										
Bathrooms			2.5 100																										
Frame		02	WOOD FRAME 100																										
Stories		1.	1. 100																										
Units			0 100																										
Quality		04	Quality Level 04																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA									09																	
NEIGHBORHOOD/LOC		9013.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,049	100	2024	2,049	386,548																								
FOP	200	30	2024	60	11,319																								
FSP	276	40	2024	110	20,752																								
TOTALS		2,525			2,219	418,618																							
EXTRA FEATURES					34831 STEEPLE CHASE WAY, CALLAHAN										BLD DATE				LGL DATE		05/19/2026 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		99	3,465														
LAND DESCRIPTION TOTAL OB/XF 3,465																													
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	PUD	0.00	0.00	5.60	AC		1.00	1.00	1.00	17,000.00	17,000.00	95,200												
2	009605	C	WETLANDS	100	0006	PUD	0.00	0.00	9.40	AC		1.00	1.00	1.00	6,000.00	6,000.00	56,400												
REVIEW DATE	06/16/2023	BY	MLU	Total Acres: 15.00		Total Land Value: 151,600		Market: 0		Agricultural: 0		Common: 151,600		PRINTED 07/09/2026 BY SYS															

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