

GATES SAMUEL
43464 FREEDOM DR
CALLAHAN, FL 32011-7267

16-1N-25-2910-0028-0000

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				6							
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		FR		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		17		CB STUCCO 100		0100		01		821		99.0000		103.95		85,343		1975		1975		0		0		50		25.00		25.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		2		SINGLE FAM		0%		2014				Heated Area: 770												HX Base Yr 2014		Tax Group: 6					Tax Dist:						
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE					168,408				
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					1,540				
Interior Floo		14		CARPET 80																												TOTAL LAND VALUE - MARKET					80,000				
Interior Floo		08		SHT VINYL 20																												TOTAL MARKET VALUE					249,948				
Air Condition		01		NONE 100																												SOH/AGL Deduction					118,892				
Heating Type		01		NONE 100																												ASSESSED VALUE					131,056				
Bedrooms				2 100																												TOTAL EXEMPTION VALUE					HX HB 51,411				
Bathrooms				1 100																												BASE TAXABLE VALUE					79,645				
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE					249,948				
Stories		1.		1. 100																												NCON VALUE					0				
Units				0 100																												INCOME VALUE									
BUD8 Adjustme		06		DIST 1D 100																												PREVIOUS YEAR MKT VALUE					238,107				
Occupancy		00		NONE 100																																					
Quality		03		Quality Level 03																																					
DOR CODE		0100		SINGLE FAMILY																																					
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		770		100		1993		770		20,011																															
FOP		171		30		1993		51		1,325																															
TOTALS		941						821		21,336																															
EXTRA FEATURES																																									
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											