

SWEAT JAMES JASON
543603 US HWY 1
CALLAHAN, FL 32011

17-2N-25-0000-0004-0010

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		20	FACE BRICK 90		0900	01	2,901	95.2596	132.41	384,121	2004	2005		0		0	14.48	85.52	VALUATION BY		STANDARD													
Exterior Wall		30	VINYL 10		1 SNGL FAM 100% - 2019										Heated Area: 2508										HX Base Yr 2019									
Roof Structur		08	IRREGULAR 100												BUILDING MARKET VALUE										328,500									
Roof Cover		03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE										3,759									
Interior Wall		05	DRYWALL 100												TOTAL LAND VALUE - MARKET										62,500									
Interior Floo		14	CARPET 70												TOTAL MARKET VALUE										394,759									
Interior Floo		11	CLAY TILE 30												SOH/AGL Deduction										132,308									
Air Condition		03	CENTRAL 100												ASSESSED VALUE										262,451									
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										HX HB		51,411							
Bedrooms		4	100												BASE TAXABLE VALUE										211,040									
Bathrooms		2.5	100												TOTAL JUST VALUE										394,759									
Frame		02	WOOD FRAME 100												NCON VALUE										0									
Stories		2.	100		INCOME VALUE																													
Units		0	100		PREVIOUS YEAR MKT VALUE										381,858																			
Occupancy		00	NONE 100																															
Quality		01	Quality Level 01																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		08																													
NEIGHBORHOOD/LOC		8026.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	50	100	2004	50	5,662																													
BAS	1,810	100	2004	1,810	204,959																													
FGR	525	55	2004	289	32,725																													
FOP	260	30	2004	78	8,833																													
FSP	63	40	2004	25	2,831																													
FUS	648	100	2004	648	73,378																													
PTO	18	5	2004	1	113																													
TOTALS		3,374			2,901	328,500																												
EXTRA FEATURES					543603 US HWY 1, CALLAHAN										BLD DATE				LGL DATE		05/07/2026		MLU											
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	0940	SHEDS/PORT	0	100	16	12	192.00	SF	19.50	19.50	100	2000	2000	3	20	749																		
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010																		