

WATSON DOROTHY L L/E/
43014 WATSON WAY
CALLAHAN, FL 32011

24-1N-24-0750-0003-0060

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2											
ELEMENT		CD	25		MOD METAL 100		0820		02	840		87.8000		74.63		62,689		1985		1985		0		0		70.00		30.00			
Exterior Wall		03	GABLE/HIP		100		1		M/H 93-		0%		- 0		Heated Area: 840		HX Base Yr														
Roof Cover		01	MINIMUM		100																										
Interior Wall		04	PLYWOOD		100																										
Interior Floor		14	CARPET		70																										
Interior Floor		08	SHT VINYL		30																										
Air Condition		01	NONE		100																										
Heating Type		04	AIR DUCTED		100																										
Bedrooms			2		100																										
Bathrooms			1		100																										
Frame		02	WOOD FRAME		100																										
Stories		0	0		100																										
Units			0		100																										
Quality		03	Quality Level		03																										
DOR CODE		0200	MOBILE HOME																												
MAP NUM			MKT AREA																												
NEIGHBORHOOD/LOC		8005.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	840	100	2016	840	18,807																										
TOTALS		840			840	18,807																									
EXTRA FEATURES						43014 WATSON WAY, 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	0	24	24	576.00	SF	35.00	35.00	100	1980	1980	3	20	4,032															
2	0751	UOP	0	0	60	16	960.00	SF	10.00	10.00	100	2000	2000	3	26	2,496															
3	0751	UOP	0	0	40	20	800.00	SF	10.00	10.00	100	2000	2000	3	26	2,080															
4	0510	GARAGE WD-	0	0	40	24	960.00	SF	35.00	35.00	100	2000	2000	3	26	8,736															
5	0350	CARPORT WD	0	0	22	20	440.00	SF	13.00	13.00	100	2000	2000	3	20	1,144															
6	0510	GARAGE WD-	0	0	30	20	600.00	SF	35.00	35.00	100	2000	2000	3	26	5,460															
LAND DESCRIPTION										TOTAL OB/XF										23,948											
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	0		OR	0.00	0.00	15.99	AC		1.00	1.00	1.00	17,000.00	17,000.00	271,830														

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