

WHITEN KEVIN L
35069 MARY ROAD
CALLAHAN, FL 32011

26-2N-24-0000-0004-0180

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY	STANDARD													
Exterior Wall	05	0100	01	811	110.0000	115.50	93,670	1974	1974	0	0	0	20.00	80.00	Tax Group: 6	Tax Dist:													
Roof Structure	03	2 SINGLE FAM 0% - 2023										Heated Area: 768					HX Base Yr												
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE 130,046												
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE 3,200												
Interior Floor	14	CARPET 80															TOTAL LAND VALUE - MARKET 68,000												
Interior Floor	08	SHT VINYL 20															TOTAL MARKET VALUE 201,246												
Air Condition	01	NONE 100															SOH/AGL Deduction 69,304												
Heating Type	02	CONVECTION 100															ASSESSED VALUE 131,942												
Bedrooms		2 100															TOTAL EXEMPTION VALUE HX HB WX 37,006												
Bathrooms		1 100															BASE TAXABLE VALUE 94,936												
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE 201,246												
Stories	1.	1. 100															NCON VALUE 0												
Units	0	0 100															INCOME VALUE												
BUD8 Adjustme	06	DIST 1D 100															PREVIOUS YEAR MKT VALUE 208,539												
Occupancy	00	NONE 100																											
Quality										03	Quality Level 03																		
DOR CODE										0200	MOBILE HOME																		
MAP NUM										MKT AREA					08														
NEIGHBORHOOD/LOC										8001.00																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	768	100	1993	768	70,963																								
UOP	216	20	1993	43	3,974																								
TOTALS										984						811	74,936												
EXTRA FEATURES										35069 MARY RD, CALLAHAN																			
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													
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