

SIHABOUTH VANMANY/PHIMMASANE PHOSY
9955 ARNOLD ROAD
JACKSONVILLE, FL 32246

27-2N-25-0000-0003-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																					
ELEMENT		CD		25		MOD METAL 100		0820		02		EFF. AREA		672		88.2000		EFF. BASE RATE		74.97		REPL. COST NEW		50,380		1967		1967		ECON		FNCT		0		0		70.00		30.00	
Exterior Wall		03		GABLE/HIP		100		1		M/H		93-		0%		- 0		Heated Area:		672		HX Base Yr																			
Roof Cover		01		MINIMUM		100																																			
Interior Wall		04		PLYWOOD		100																																			
Interior Floo		14		CARPET		80																																			
Interior Floo		08		SHT VINYL		20																																			
Air Condition		01		NONE		100																																			
Heating Type		04		AIR DUCTED		100																																			
Bedrooms				2		100																																			
Bathrooms				1		100																																			
Frame		02		WOOD FRAME		100																																			
Stories				1.		1. 100																																			
Units				0		100																																			
Quality		03		Quality Level		03																																			
DOR CODE		0200		MOBILE HOME																																					
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		672		100		1995		672		15,114																															
TOTALS		672						672		15,114																															
EXTRA FEATURES										45334 BISMARCK RD, CALLAHAN																															
BLD DATE																																									
XF DATE																																									
INC DATE																																									
LGL DATE																																									
LAND DATE																																									
AG DATE																																									
OB/XF MKT VALUE																																									
NOTES																																									
1		0940		SHEDS/PORT		0		0		0		0		96.00		SF		30.00		30.00		100		1995		1995		3		20		576									
2		0681		POLE SHED		0		0		0		0		84.00		SF		15.00		15.00		100		1995		1995		3		20		252									
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