

WALKER TIMOTHY B
55041 PUFF LANE
CALLAHAN, FL 32011

2026

27-2N-25-0000-0004-0290

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		05	AVERAGE 100		0800	02	2,137	117.2000	105.48	225,411	1997	1997		0		0	70.00	30.00	VALUATION BY		STANDARD								
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ 0% - 0														Heated Area: 2094		HX Base Yr								
Roof Cover		03	COMP SHNGL 100		27 66 28 24 24 12 12 13 14 27 BAS 1997 DCK 2004														BUILDING MARKET VALUE		67,623								
Interior Wall		05	DRYWALL 100																TOTAL MARKET OB/XF VALUE		0								
Interior Floo		14	CARPET 80																TOTAL LAND VALUE - MARKET		89,600								
Interior Floo		08	SHT VINYL 20																TOTAL MARKET VALUE		157,223								
Air Condition		03	CENTRAL 100																SOH/AGL Deduction		0								
Heating Type		04	AIR DUCTED 100																ASSESSED VALUE		157,223								
Bedrooms			3 100																TOTAL EXEMPTION VALUE		0								
Bathrooms			2 100																BASE TAXABLE VALUE		157,223								
Frame		02	WOOD FRAME 100																TOTAL JUST VALUE		157,223								
Stories		1.	1. 100																NCON VALUE		0								
Units			0 100		INCOME VALUE																								
					PREVIOUS YEAR MKT VALUE		152,911																						
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	2,094	100	1997	2,094	66,263																								
DCK	288	15	2004	43	1,361																								
TOTALS		2,382			2,137	67,623																							
EXTRA FEATURES						55041 PUFF LN, 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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