

SONTAG KOLBY A
34055 AMERICAN LANE
CALLAHAN, FL 32011

36-2N-24-0000-0009-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION																				VALUATION SUMMARY											
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		30 VINYL 100		0800 02		1,512		116.4000		104.76		158,397		2007		2007		0 0		44.00		56.00		Tax Group: 6		Tax Dist:					
Roof Structur		03 GABLE/HIP 100		1 M/H		94+		100% -		2021		Heated Area: 1512				HX		Base Yr		2021											
Roof Cover		05 COMP SHNGL 100																						BUILDING MARKET VALUE		88,702					
Interior Wall		03 DRYWALL 100																						TOTAL MARKET OB/XF VALUE		1,408					
Interior Floo		14 CARPET 60																						TOTAL LAND VALUE - MARKET		60,800					
Interior Floo		08 SHT VINYL 40																						TOTAL MARKET VALUE		150,910					
Air Condition		03 CENTRAL 100																						SOH/AGL Deduction		39,634					
Heating Type		04 AIR DUCTED 100																						ASSESSED VALUE		111,276					
Bedrooms		3 100																						TOTAL EXEMPTION VALUE		HX HB 51,411					
Bathrooms		2 100																						BASE TAXABLE VALUE		59,865					
Frame		02 WOOD FRAME 100																						TOTAL JUST VALUE		150,910					
Stories		0 0 100																						NCON VALUE		0					
Units		0 100																						INCOME VALUE							
																								PREVIOUS YEAR MKT VALUE		156,702					
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		1,512		100		2011		1,512		88,702																					
TOTALS		1,512						1,512		88,702																					
EXTRA FEATURES										34055 AMERICA LN, CALLAHAN										BLD DATE											
																				XF DATE											
																				LGL DATE											
																				LAND 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		1243		WD DECK F		0 100		20 16		320.00		SF		8.00		8.00		100		2014		2014		3		55		1,408			