

NECHVATAL CHRISTOPHER STEVEN
54263 JAMIE DR
CALLAHAN, FL 32011

37-1N-25-0340-0046-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2													
ELEMENT		CD	20		FACE BRICK 100		0900		MDL	01	2,044		111.9160		EFF. BASE RATE		317,965		2007		2012		0		0		9.75		90.25				
Exterior Wall		03	GABLE/HIP 100		1 SNGL FAM		100%		- 2016		Heated Area: 1750		HX Base Yr 2016																				
Roof Structur		03	GABLE/HIP 100																														
Roof Cover		03	COMP SHNGL 100																														
Interior Wall		05	DRYWALL 100																														
Interior Floo		14	CARPET 60																														
Interior Floo		11	CLAY TILE 40																														
Air Condition		03	CENTRAL 100																														
Heating Type		04	AIR DUCTED 100																														
Bedrooms			3 100																														
Bathrooms			2 100																														
Frame		02	WOOD FRAME 100																														
Stories		1.	1. 100																														
Units		0	0 100																														
Occupancy		00	NONE 100																														
Quality		03	Quality Level 03																														
DOR CODE		0100	SINGLE FAMILY																														
MAP NUM			MKT AREA																														
NEIGHBORHOOD/LOC		8027	.00																														
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS		1,750	100	2007	1,750	245,688																											
FGR		506	55	2007	278	39,030																											
FOP		34	30	2007	10	1,404																											
PTO		128	5	2007	6	842																											
TOTALS		2,418			2,044	286,963																											
EXTRA FEATURES						54263 JAMIE DR, CALLAHAN																											
BLD DATE		08/16/2007				DJ				LGL DATE				05/01/2026				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															

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