

NEWHOFF SHAWN M & TIFFANY J
54197 JONAS DRIVE
CALLAHAN, FL 32011

37-1N-25-299C-0044-0000

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		0820		02		1,902		124.1000		105.48		200,623		1988		1988		0		0		0 70.00		30.00		VALUATION BY									
Roof Structure		03		GABLE/HIP 100		1		M/H 93-		100%		2004				Heated Area: 1674										HX Base Yr 2004		STANDARD											
Roof Cover		12		MODULAR MT 100																										Tax Group: 6									
Interior Wall		05		DRYWALL 50																										Tax Dist:									
Interior Wall		08		DECORATIVE 50																										BUILDING MARKET VALUE									
Interior Floo		14		CARPET 90																										TOTAL MARKET OB/XF VALUE									
Interior Floo		08		SHT VINYL 10																										TOTAL LAND VALUE - MARKET									
Air Condition		03		CENTRAL 100																										TOTAL MARKET VALUE									
Heating Type		04		AIR DUCTED 100																										SOH/AGL Deduction									
Bedrooms				3 100																										ASSESSED VALUE									
Bathrooms				2 100																										TOTAL EXEMPTION VALUE									
Frame		02		WOOD FRAME 100																										BASE TAXABLE VALUE									
Stories		1.		1. 100																										TOTAL JUST VALUE									
Units				0 100																										NCON VALUE									
BUD8 Adjustme		06		DIST 1D 100																										INCOME VALUE									
Quality		03		Quality Level 03																										PREVIOUS YEAR MKT VALUE									
DOR CODE		0200		MOBILE HOME																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC		8026.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		1,674		100		1993		1,674		52,972																													
UOP		288		25		1993		72		2,279																													
USP		312		50		1993		156		4,937																													
TOTALS		2,274						1,902		60,187																													
EXTRA FEATURES																																							
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									
2		0510		GARAGE WD-		0 100		18 26		468.00		SF		35.00		35.00		100		1989		1989		3		20		3,276											
3		0940		SHEDS/PORT		0 100		7 10		70.00		SF		30.00		30.00		100		1989		1989		3		20		420											
4		0940		SHEDS/PORT		0 100		16 20		320.00		SF		30.00		30.00		100		1987		1987		3		20		1,920											
5		0351		CARPORT MT		0 100		20 16		320.00		SF		10.00		10.00		100		2026		2015				60		1,920											
6		0680		POLE SHED		0 100		48 68		3,264.00		SF		10.00		10.00		100		2026		2025		100				32,640											