

SENERFITT TREVOR & KARA/BRADDOCK JEFFREY
57549 DUTCH TRL
CALLAHAN, FL 32011

43-3N-25-0000-0001-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1														
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	PCT	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																								
Exterior Wall		05	AVERAGE 100		0100	01		1,866		104.8600	110.10		205,447	1970		0		0	21.00	79.00	VALUATION BY																							
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 100% - 2025										Heated Area: 1632										HX Base Yr 2025										STANDARD									
Roof Cover		12	MODULAR MT 100		</																																							