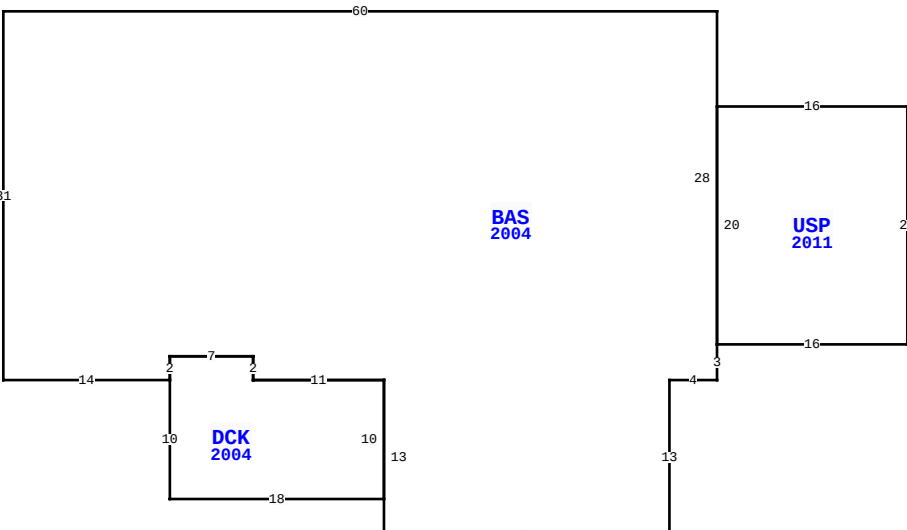


CARTER JOHNNY E & LAURA S
55002 FAMILY CT
CALLAHAN, FL 32011

46-2N-25-0000-0003-0000

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	FNCST		NORM	% COND	VALUATION SUMMARY						
Exterior Wall	30	VINYL 100								0800	02	2,347	140.1600	126.14	296,051	2004	2004		0	0	50.00	50.00	VALUATION BY STANDARD						
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ 100% - 2006										Heated Area: 2158 HX Base Yr 2006									
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE 148,026									
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE 18,924									
Interior Floo	14	CARPET 70																		TOTAL LAND VALUE - MARKET 192,200									
Interior Floo	08	SHT VINYL 30																		TOTAL MARKET VALUE 195,043									
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction 77,735									
Heating Type	04	AIR DUCTED 100								ASSESSED VALUE 117,308																			
Bedrooms		3 100								TOTAL EXEMPTION VALUE HX HB 51,411																			
Bathrooms		2 100								BASE TAXABLE VALUE 65,897																			
Frame	02	WOOD FRAME 100								TOTAL JUST VALUE 359,150																			
Stories	1.	1. 100								NCON VALUE 0																			
Units		0 100								INCOME VALUE																			
										PREVIOUS YEAR MKT VALUE 373,699																			
Quality	05	Quality Level 05																											
DOR CODE	5000	IMPROVED AG																											
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	2,158	100	2004	2,158	136,105																								
DCK	194	15	2004	29	1,829																								
USP	320	50	2011	160	10,091																								
TOTALS	2,672			2,347	148,026																								
EXTRA FEATURES					55002 FAMILY CT, CALLAHAN										BLD DATE					LGL DATE									
															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													
1	0204	BARN MTL 1	0 100	22	48	1,056.00	SF	16.00	16.00	100	2011	2011	3	56	9,462														
2	0204	BARN MTL 1	0 100	22	48	1,056.00	SF	16.00	16.00	100	2011	2011	3	56	9,462														
LAND DESCRIPTION										TOTAL OB/XF 18,924																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	25,000												
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	5.17	AC		1.00	1.00	1.00	370.00	370.00	1,913												
3	006005	A	PASTURE - GR	0		OR	0.00	0.00	3.19	AC		1.00	1.00	1.00	370.00	370.00	1,180												
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.36	AC		1.00	1.00	1.00	20,000.00	20,000.00	167,200												
REVIEW DATE	01/01/2023	BY	CD	Total Acres:	9.36	Total Land Value:	28,093	Market: 167,200										Agricultural: 3,093											
				Common: 25,000										PRINTED 07/09/2026 BY SYS															