

PAULEY WILLIAM P
53718 CARRINGTON DRIVE
CALLAHAN, FL 32011

46-2N-25-0240-0090-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2												
ELEMENT	CD	20	03	03	05	08	14	03	04	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	0	0	3.75	% COND	96.25	VALUATION BY	STANDARD						
Exterior Wall	20	FACE BRICK 100	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	08	SHT VINYL 70	14	CARPET 30	03	CENTRAL 100	04	AIR DUCTED 100	1	SNGL FAM	100%	-	2023	Heated Area: 1864				HX Base Yr						
Roof Structur	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	08	SHT VINYL 70	14	CARPET 30	03	CENTRAL 100	04	AIR DUCTED 100	1	SNGL FAM	100%	-	2023	Heated Area: 1864				HX Base Yr								
Roof Cover	03	FACE BRICK 100	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	08	SHT VINYL 70	14	CARPET 30	03	CENTRAL 100	04	AIR DUCTED 100	1	SNGL FAM	100%	-	2023	Heated Area: 1864				HX Base Yr						
Interior Wall	03	FACE BRICK 100	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	08	SHT VINYL 70	14	CARPET 30	03	CENTRAL 100	04	AIR DUCTED 100	1	SNGL FAM	100%	-	2023	Heated Area: 1864				HX Base Yr						
Interior Floo	03	FACE BRICK 100	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	08	SHT VINYL 70	14	CARPET 30	03	CENTRAL 100	04	AIR DUCTED 100	1	SNGL FAM	100%	-	2023	Heated Area: 1864				HX Base Yr						
Interior Floo	03	FACE BRICK 100	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	08	SHT VINYL 70	14	CARPET 30	03	CENTRAL 100	04	AIR DUCTED 100	1	SNGL FAM	100%	-	2023	Heated Area: 1864				HX Base Yr						
Air Condition	03	FACE BRICK 100	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	08	SHT VINYL 70	14	CARPET 30	03	CENTRAL 100	04	AIR DUCTED 100	1	SNGL FAM	100%	-	2023	Heated Area: 1864				HX Base Yr						
Heating Type	03	FACE BRICK 100	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	08	SHT VINYL 70	14	CARPET 30	03	CENTRAL 100	04	AIR DUCTED 100	1	SNGL FAM	100%	-	2023	Heated Area: 1864				HX Base Yr						
Bedrooms	03	FACE BRICK 100	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	08	SHT VINYL 70	14	CARPET 30	03	CENTRAL 100	04	AIR DUCTED 100	1	SNGL FAM	100%	-	2023	Heated Area: 1864				HX Base Yr						
Bathrooms	03	FACE BRICK 100	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	08	SHT VINYL 70	14	CARPET 30	03	CENTRAL 100	04	AIR DUCTED 100	1	SNGL FAM	100%	-	2023	Heated Area: 1864				HX Base Yr						
Frame	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100				
Stories	1.	1. 100	0	100	0	100	0	100	0	100	0	100	0	100	0	100	0	100	0	100	0	100	0	100	0	100	0	100				
Units	00	NONE 100	00	NONE 100	00	NONE 100	00	NONE 100	00	NONE 100	00	NONE 100	00	NONE 100	00	NONE 100	00	NONE 100	00	NONE 100	00	NONE 100	00	NONE 100	00	NONE 100	00	NONE 100				
Occupancy	00	NONE 100	00	NONE 100	00	NONE 100	00	NONE 100	00	NONE 100	00	NONE 100	00	NONE 100	00	NONE 100	00	NONE 100	00	NONE 100	00	NONE 100	00	NONE 100	00	NONE 100	00	NONE 100				
Quality										04	Quality Level 04																					
DOR CODE										0100	SINGLE FAMILY																					
MAP NUM										MKT AREA										08												
NEIGHBORHOOD/LOC										8015.100																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,864	100	2020	1,864	277,135																											
FGR	480	55	2020	264	39,251																											
FOP	32	30	2020	10	1,487																											
FOP	196	30	2020	59	8,772																											
TOTALS										2,572											2,197	326,645										
EXTRA FEATURES										53718 CARRINGTON DR, CALLAHAN																						
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	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	2020	2020	04	95	47,500																	
4	0911	SCRN RM A	0 100	0	0	988.00	SF	18.00	18.00	100	2020	2020	3	82	14,583																	

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