

**MORGAN ROSIE L/E/
45047 CHRISTINE LANE
CALLAHAN, FL 32011**

51-2N-25-4190-0027-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				6							
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		EFF.		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		03		BELOW AVG. 100		0100		01		997		60.0400		63.04		62,851		1950		1950		0		0		0		50.00		50.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM		100%		- 1990		Heated Area: 960		HX Base Yr 1990												Tax Group: 6					Tax Dist:								
Roof Cover		01		MINIMUM 100		24 40 40 24 23 8 8 23 BAS 1993 UOP 2012										BUILDING MARKET VALUE										31,426															
Interior Wall		02		WALL BD/WD 90												TOTAL MARKET OB/XF VALUE										0															
Interior Wall		04		PLYWOOD 10												TOTAL LAND VALUE - MARKET										10,560															
Interior Floo		09		PINE WOOD 100												TOTAL MARKET VALUE										41,986															
Air Condition		01		NONE 100												SOH/AGL Deduction										18,228															
Heating Type		02		CONVECTION 100												ASSESSED VALUE										23,758															
Bedrooms				2 100												TOTAL EXEMPTION VALUE										HX HB BX SL					23,758										
Bathrooms				1 100												BASE TAXABLE VALUE										0															
Frame		02		WOOD FRAME 100												TOTAL JUST VALUE										41,986															
Stories		1.		1. 100												NCON VALUE										0															
Units				0 100		INCOME VALUE																																			
BUD8 Adjustme		06		DIST 1D 100		PREVIOUS YEAR MKT VALUE										40,490																									
Occupancy		00		NONE 100																																					
Quality		02		Quality Level 02																																					
DOR CODE		0100		SINGLE FAMILY																																					
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		960		100		1993		960		30,259																															
UOP		184		20		2012		37		1,166																															
TOTALS		1,144						997		31,426																															
EXTRA FEATURES										45047 CHRISTINE LN, 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																	
LAND DESCRIPTION										TOTAL OB/XF										0																					
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	000	100	C	RES				100	000	5	OR	60.00	140.00		60.00	FF			1.00	1.00	0.88		200.00		176.00		10,560														