LOT 4
IN OR 1043/292
EX R/W OR 966/1000

SCAFF JEREMY R & GARAH
447608 US HIGHWAY 301
CALLAHAN, FL 32011

**2023**

**01-1N-24-179Q-0004-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |

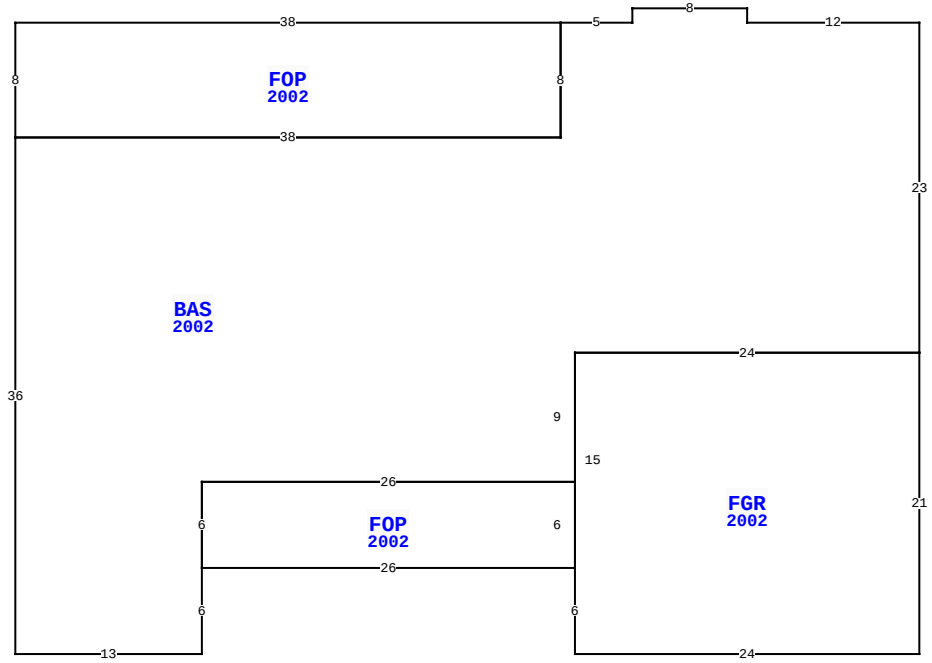
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,660 | 100 | 1,660 | 166,324 |
| FGR | 504 | 55 | 277 | 27,755 |
| FOP | 156 | 30 | 47 | 4,709 |
| FOP | 304 | 30 | 91 | 9,118 |
| TOTALS | 2,624 | | 2,075 | 207,905 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,075 | 93.4920 | 111.02 | 230,366 | 2002 | 2002 | 0 | 0 | 0 | 9.75 | 90.25 |

1 SNGL FAM – 100% - 2003 Heated Area: 1660 HX Base Yr 2003




447608 US HWY 301, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 236,340 |
| TOTAL MARKET OB/XF VALUE | | 4,495 |
| TOTAL LAND VALUE - MARKET | | 51,600 |
| TOTAL MARKET VALUE | | 292,435 |
| SOH/AGL Deduction | | 141,994 |
| ASSESSED VALUE | | 150,441 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 100,441 |
| TOTAL JUST VALUE | | 292,435 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 253,391 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B029617 | NEW CONSTR | 133,978 | 05/01/2002 |
| R024075 | NEW CONSTR | 5,000 | 05/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1043/0292 | 3/12/2002 | WD | U | V | 01 | 100 |
| GRANTOR: SCAFF JEREMY R | | | | | | |
| GRANTEE: SCAFF JEREMY R & GA | | | | | | |
| 0879/1343 | 4/20/1999 | WD | Q | V | | 21,900 |
| GRANTOR: PARRISH JAMES H | | | | | | |
| GRANTEE: SCAFF JEREMY R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] W12 N1 W8 S1 W5 FOP=[YR=2002] W38 S8 E38 N8$ S8 W38 S36 E13 N6 FOP=[YR=2002] E26 FGR=[YR=2002] S6 E24 N21 W24 S15$ N6 W26 S6$ N6 E26 N9 E24 N23$ .

## EXTRA FEATURES

| LN | 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 910.00 | SF | 5.20 | 5.20 | 100 | 2014 | 2014 | 3 | 95 | 4,495 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,495

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000115 | C | SFR ACRES | 100 | 0004 | | 0.00 | 0.00 | 1.72 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 51,600 | | | | | | | |

REVIEW DATE 12/22/2020 BY TWA Total Acres: 1.72 Total Land Value: 51,600 Market: 0 Agricultural: 0 Common: 51,600 PRINTED 08/02/2023 BY SYS

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## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | | N/A 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 99 | N/A 100 |
| Heating Type | | N/A 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

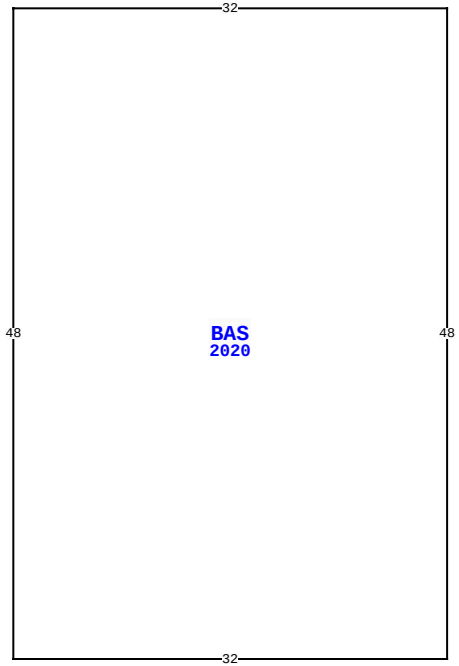
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,536 | 100 | 1,536 | 28,435 |
| TOTALS | 1,536 | | 1,536 | 28,435 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 1,536 | 53.9580 | 18.89 | 29,015 | 2020 | 2020 | 0 | 0 | 0 | 2.00 | 98.00 |

2 GARAGE RES – 100% - 2003 Heated Area: 1536 HX Base Yr 2003

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| GRANTOR: SCAFF JEREMY R | | | | | | |
| GRANTEE: SCAFF JEREMY R & GA | | | | | | |
| 0879/1343 | 4/20/1999 | WD | Q | V | | 21,900 |
| GRANTOR: PARRISH JAMES H | | | | | | |
| GRANTEE: SCAFF JEREMY R | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2020] W32 S48 E32 N48$.

### EXTRA FEATURES

| LN | 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

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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