LOT 8
IN OR 2142/1090
SANDY FORD ESTATES PB 6/147

MACABITAS CALEB A
34330 CALEB COURT
CALLAHAN, FL 32011

2023

01-1N-24-192S-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

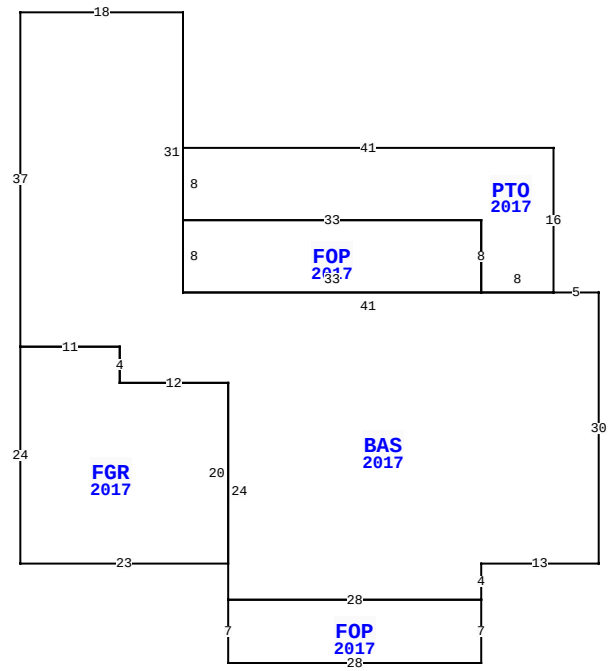
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,086	100	2,086	237,014
FGR	504	55	277	31,473
FOP	196	30	59	6,703
FOP	264	30	79	8,976
PTO	392	5	20	2,273
TOTALS	3,442		2,521	286,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,521	97.6320	115.94	292,285	2017	2017	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2018 Heated Area: 2086 HX Base Yr 2018



34330 CALEB CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		286,439
TOTAL MARKET OB/XF VALUE		24,528
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		355,967
SOH/AGL Deduction		97,339
ASSESSED VALUE		258,628
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		208,628
TOTAL JUST VALUE		355,967
NCON VALUE		16,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,294

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008780	CO ISSUED	0	10/05/2017
1701428	NEW CONSTR	262,546	03/31/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2142/1090	8/25/2017	WD	U	I	37	155,000

GRANTOR: CECIL R HOLLOWAY JR G
GRANTEE: MACABITAS CALEB A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W5 PTO=[YR=2017] N16 W41 S8 FOP=[YR=2017] S8 E33 N8 W33$ E33 S8 E8$ W41 N31 W18 S37 FGR=[YR=2017] S24 E23 N20 W12 N4 W11$ E11 S4 E12 S24 FOP=[YR=2017] S7 E28 N7 W28$ E28 N4 E13 N30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	98	3,430	
2	0812	CONCRETE C	0	100	0	0	1,314.00	SF	4.00	4.00	100	2017	2017	3	97	5,098	
3	0680	POLE SHED	0	100	40	40	1,600.00	SF	10.00	10.00	100	2022	2022	3	100	16,000	

LAND DESCRIPTION

TOTAL OB/XF 24,528

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	000100	C	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.50	30,000.00	45,000.00	45,000							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS