PT OF E1/2 OF NW1/4
IN OR 1488/1686
ESMT OR 1511/61

SMITH KENO N & SABRINA M
36351 BEANER LN
CALLAHAN, FL 32011

2023

02-2N-24-0000-0001-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

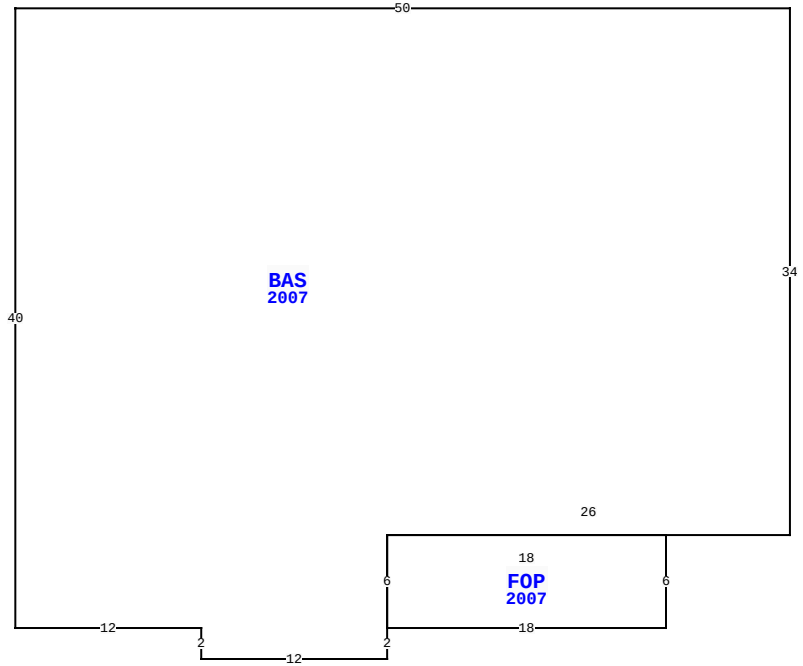
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,868	100	1,868	191,044
FOP	108	30	32	3,273
TOTALS	1,976		1,900	194,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,900	92.6100	109.97	208,943	2007	2007	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2008 Heated Area: 1868 HX Base Yr 2008



36351 BEANER LN, CALLAHAN

BLD DATE	11/21/2007	JH	LGL DATE	
XF DATE	11/21/2007	JH	LAND DATE	06/15/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		194,317
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		209,580
TOTAL MARKET VALUE		251,334
SOH/AGL Deduction		137,903
ASSESSED VALUE		113,431
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		63,431
TOTAL JUST VALUE		403,897
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20102	NEW CONSTR	0	01/01/2007
C20102	CO ISSUED	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1488/1686	3/29/2007	QC	U	V	06	100

GRANTOR: SILCOX JAMES H & TINA
GRANTEE: SMITH KENO N & SABR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W50S40E12S2E12N2FOP200 7=E18N6W18S6$N6E26N34$.

EXTRA FEATURES

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	005000	C	RURAL HOME	100		OR	0.00	0.00	1.78	AC		1.00	1.00	1.00	30,000.00	30,000.00	53,400							
2	006000	A	PAST1/HAY	0			0.00	0.00	8.22	AC		1.00	1.00	1.00	440.00	440.00	3,617							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	8.22	AC		1.00	1.00	1.00	19,000.00	19,000.00	156,180							

REVIEW DATE 05/29/2020 BY TWA Total Acres: 10.00 Total Land Value: 57,017 Market: 156,180 Agricultural: 3,617 Common: 53,400 PRINTED 08/02/2023 BY SYS