IN OR 2224/473 (EX 4-7)
ESMT IN OR 611/1207

WILLIAMS JAMES M
36127 MATT DYLAN DR
CALLAHAN, FL 32011

2023

02-2N-24-0000-0004-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

36192 MATT DYLAN DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	32,892
TOTAL LAND VALUE - MARKET	287,840
TOTAL MARKET VALUE	320,732
SOH/AGL Deduction	151,535
ASSESSED VALUE	169,197
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	169,197
TOTAL JUST VALUE	320,732
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003616	CARPORT	41,731	04/29/2020
9148	MH MOVE-ON	36,000	12/14/1992
6903	HOUSEMVING	0	12/20/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2224/0473	9/12/2018	PR	U	I	19	26,300
GRANTOR: WILLIAMS JEFFERY W P/						
GRANTEE: WILLIAMS JAMES M						
0497/0789	9/09/1986	WD	Q	V		40,000
GRANTOR: SHAFFER JAMES						
GRANTEE: WILLIAMS J E						

BUILDING NOTES

BUILDING DIMENSIONS

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
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1962	1962	3	100	6,000	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1962	1962	3	100	6,000	
5	0350	CARPORT WD	0	0	48	36	1,728.00	SF	13.00	13.00	100	2020	2020	3	93	20,892	

LAND DESCRIPTION

TOTAL OB/XF 32,892

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	009900	C	AC NON-AG	0	0007	OR	0.00	0.00	20.56	AC		1.00	1.00	1.00	14,000.00	14,000.00	287,840							

REVIEW DATE 10/20/2020 BY TWX Total Acres: 20.56 Total Land Value: 287,840 Market: 0 Agricultural: 0 Common: 287,840 PRINTED 08/02/2023 BY SYS