

LOT 34
IN OR 1997/1901
GREENE TERRACE PBK 8/82

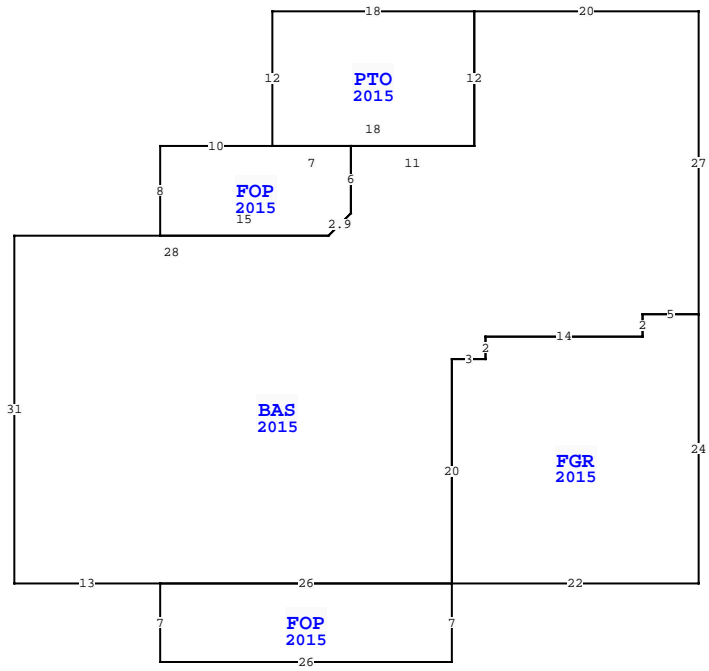
FOURAKER MARSHALL T & ANGELA N
53855 HONEYSUCKLE LN
CALLAHAN, FL 32011

2023

03-1N-25-0615-0034-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	60
Interior Floor	14	CARPET	40
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,267	107.0160	127.08	288,090	2015	2015	0	0	0	5.25	94.75
1 SNGL FAM - 100% - 2016 Heated Area: 1893 HX Base Yr 2016												



Quality	03	Quality Level	03	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	08	
NEIGHBORHOOD/LOC	8124.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,893	100	1,893	227,932
FGR	488	55	268	32,269
FOP	134	30	40	4,816
FOP	182	30	55	6,622
PTO	216	5	11	1,325
TOTALS	2,913		2,267	272,965

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			272,965
TOTAL MARKET OB/XF VALUE			8,851
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			341,816
SOH/AGL Deduction			139,842
ASSESSED VALUE			201,974
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			151,974
TOTAL JUST VALUE			341,816
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			304,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530530	CO ISSUED	0	07/31/2015
B1530530	NEW CONSTR	232,838	06/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1997/1901	8/13/2015	WD	U	I	37	41,000

GRANTOR: PRESERVE FLORIDAS WET
GRANTEE: FOURAKER MARSHALL T

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
1	0811	CONCRETE B	0	100	0	0			5.20	100	2015	2015	3	96	8,851	

53855 HONEYSUCKLE LN, CALLAHAN			BLD DATE	LGL DATE
			XF DATE	LAND DATE
			INC DATE	AG DATE

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2015] W20 PTO=[YR=2015] W18 S12 FOP=[YR=2015] W10 S8 E15 U2 R2 N6 W7 \$ E18 N12\$ S12 W11 S6 D2 L2 W28 S31 E13 FOP=[YR=2015] S7 E26 N7 W26\$ E26 FGR=[YR=2015] E22 N24 W5 S2 W14 S2 W3 S20\$ N20 E3 N2 E14 N2 E5 N27\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000								