PT OF SW1/4
IN OR 1399/1152
ESMT OR 1429/1223

GUIDRY PATRICK J & MISTI M
46098 TRANQUIL PL
CALLAHAN, FL 32011

**2023**

**03-2N-25-0000-0001-0120**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

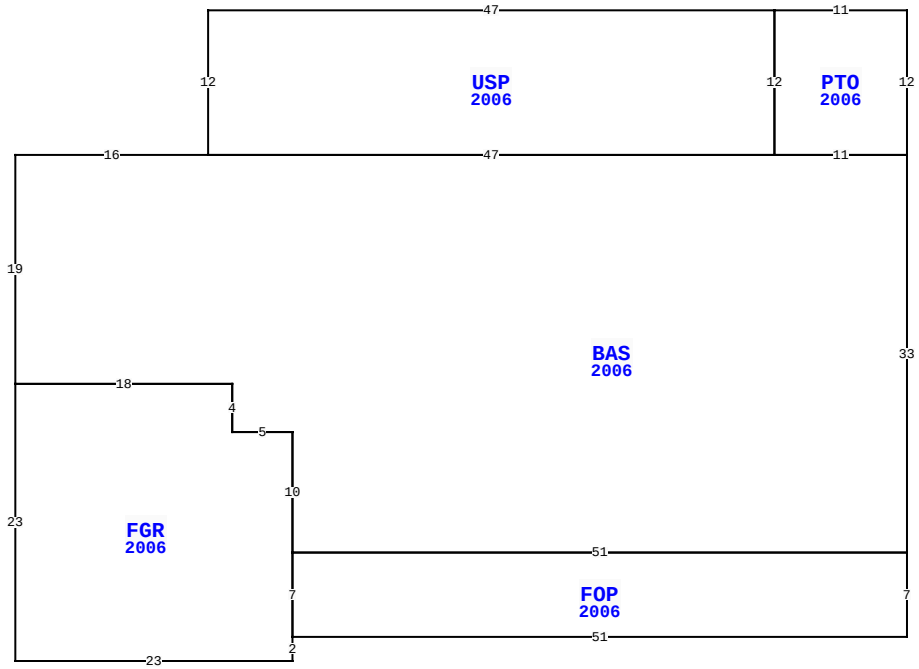
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,140 | 100 | 2,140 | 251,614 |
| FGR | 509 | 55 | 280 | 32,922 |
| FOP | 357 | 30 | 107 | 12,581 |
| PTO | 132 | 5 | 7 | 823 |
| USP | 564 | 30 | 169 | 19,871 |
| TOTALS | 3,702 | | 2,703 | 317,810 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,703 | 107.0400 | 127.11 | 343,578 | 2006 | 2006 | 0 | 0 | 0 | 7.50 | 92.50 |

1 SNGL FAM – 100% - 2007 Heated Area: 2140 HX Base Yr 2007




46098 TRANQUIL PL, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/19/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 331,738 |
| TOTAL MARKET OB/XF VALUE | | 14,876 |
| TOTAL LAND VALUE - MARKET | | 127,000 |
| TOTAL MARKET VALUE | | 383,858 |
| SOH/AGL Deduction | | 198,666 |
| ASSESSED VALUE | | 185,192 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 135,192 |
| TOTAL JUST VALUE | | 473,614 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 300,848 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21008970 | CARPORT | 14,358 | 07/09/2021 |
| B25308 | ADDITION | 6,031 | 11/01/2011 |
| B24353 | ADDITION | 14,266 | 02/01/2011 |
| B17939 | NEW CONSTR | 215,000 | 09/01/2006 |
| C17939 | CO ISSUED | 0 | 01/01/2006 |
| B18471 | GARAGE | 0 | 01/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1399/1152 | 3/28/2006 | WD | Q | V | | 103,500 |

GRANTOR: GREEN DONALD T
GRANTEE: GUIDRY PATRICK J &

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W11 PTO=[YR=2006] N12 E11 S12 W11 $ W47 USP=[YR=2006] N12 E47 S12 W47 $ W16 S19 FGR=[YR=2006] E18 S4 E5 S10 S7 S2 W23 N23 $ E18 S4 E5 S10 FOP=[YR=2006] S7 E51 N7 W51 $ E51 N33 $ .

## 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 | 2006 | 2006 | 3 | 91 | 3,185 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 969.00 | SF | 5.20 | 5.20 | 100 | 2006 | 2006 | 3 | 88 | 4,434 | |
| 4 | 0351 | CARPORT MT | 0 | 100 | 40 | 18 | 720.00 | SF | 5.90 | 5.90 | 100 | 2011 | 2011 | 3 | 55 | 2,336 | |
| 5 | 0351 | CARPORT MT | 0 | 100 | 0 | 0 | 312.00 | SF | 10.00 | 10.00 | 100 | 2011 | 2011 | 3 | 55 | 1,716 | |
| 6 | 0351 | CARPORT MT | 0 | 100 | 14 | 40 | 560.00 | SF | 5.90 | 5.90 | 100 | 2021 | 2021 | 3 | 97 | 3,205 | |

## LAND DESCRIPTION

TOTAL OB/XF 14,876

| 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 | 005000 | C | RURAL HOME | 100 | | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |
| 2 | 005500 | A | TIMBER 2 SI | 0 | | | 0.00 | 0.00 | 3.30 | AC | | 1.00 | 1.00 | 1.00 | 550.00 | 550.00 | 1,815 | | | | | | | |
| 3 | 005902 | A | HARDWOOD SI | 0 | | | 0.00 | 0.00 | 2.45 | AC | | 1.00 | 1.00 | 1.00 | 175.00 | 175.00 | 429 | | | | | | | |
| 4 | 009910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 5.75 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 92,000 | | | | | | | |

REVIEW DATE 11/04/2021 BY KB Total Acres: 6.75 Total Land Value: 37,244 Market: 92,000 Agricultural: 2,244 Common: 35,000 PRINTED 08/02/2023 BY SYS

PT OF SW1/4
IN OR 1399/1152
ESMT OR 1429/1223

GUIDRY PATRICK J & MISTI M
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**2023**

**03-2N-25-0000-0001-0120**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

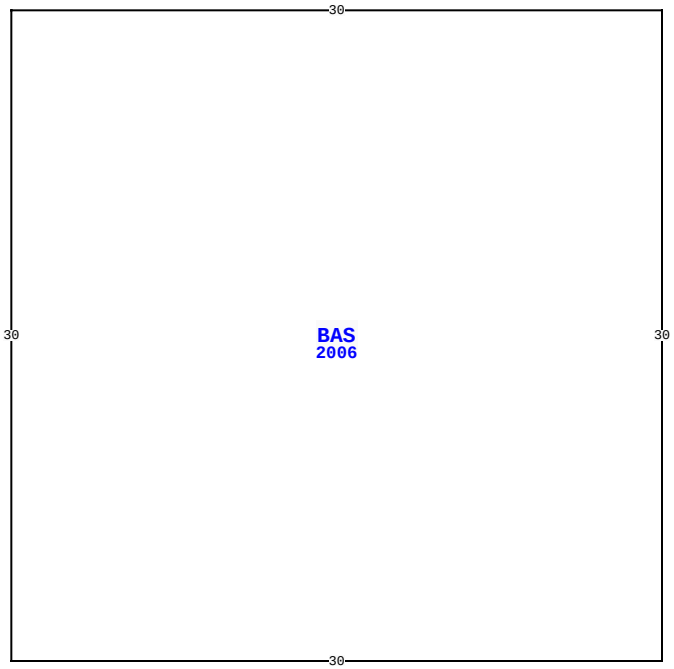
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 900 | 100 | 900 | 13,928 |
| TOTALS | 900 | | 900 | 13,928 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 900 | 56.7000 | 19.84 | 17,856 | 2006 | 2006 | 0 | 0 | 0 | 22.00 | 78.00 |

2 GARAGE RES – 100% - 2007 Heated Area: 900 HX Base Yr 2007




46098 TRANQUIL PL, CALLAHAN

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|---|---|---|---|
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|---|---|---|---|
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|---|---|---|---|---|---|---|
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GRANTOR: GREEN DONALD T
GRANTEE: GUIDRY PATRICK J &

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W30 S30 E30 N30 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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