PT SEC 3-2N-25E IN
OR 2529/903
ESMT OR 1859/668

DINKINS CHRISTOPHER DAVID/PASKE JESSICA
57795 SANDY OAKS LN
CALLAHAN, FL 32011

2023

03-2N-25-0000-0001-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

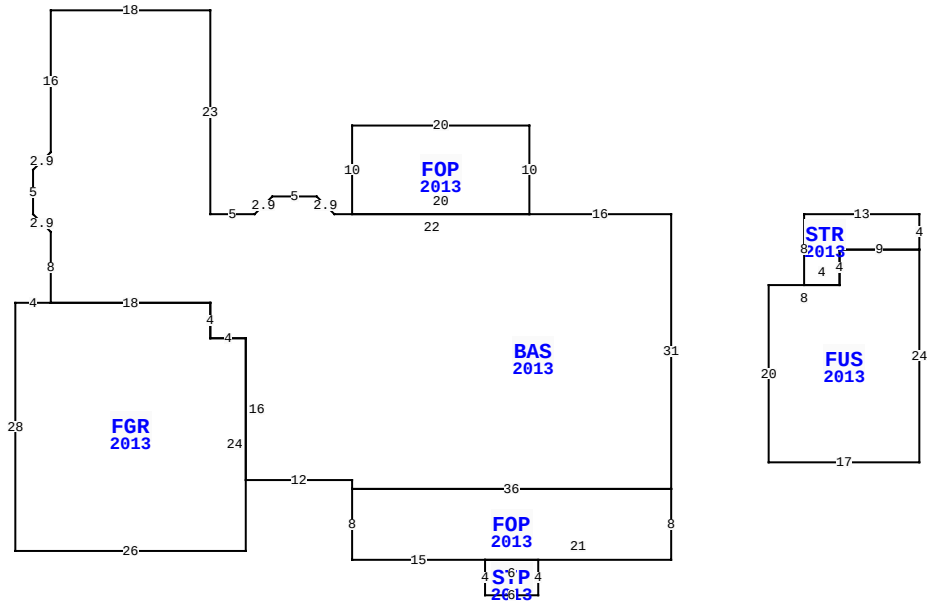
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,154	100	2,154	209,418
FGR	712	55	392	38,111
FOP	200	30	60	5,833
FOP	288	30	86	8,361
FUS	376	100	376	36,555
STP	24	10	2	194
STR	68	10	7	681
TOTALS	3,822		3,077	299,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,077	112.5390	101.57	312,531	2013	2013	0	0	0	4.28	95.72

1 SINGLE FAM – 100% - 2023 Heated Area: 2530 HX Base Yr 2023



57795 SANDY OAKS LN, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		497,093
TOTAL MARKET OB/XF VALUE		5,028
TOTAL LAND VALUE - MARKET		294,000
TOTAL MARKET VALUE		796,121
SOH/AGL Deduction		0
ASSESSED VALUE		796,121
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		746,121
TOTAL JUST VALUE		796,121
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		507,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530146	GARAGE	152,037	03/01/2015
B1327214	CO ISSUED	0	08/13/2013
B1327214	NEW CONSTR	309,896	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2529/0903	1/07/2022	WD	U	I	30	600,000
GRANTOR: PASKE ROBERT J & REBE						
GRANTEE: DINKINS CHRISTOPHER						
2512/1723	11/01/2021	SW	U	I	11	100
GRANTOR: PASKE ROBERT J & REBE						
GRANTEE: PASKE JESSICA RAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W16 FOP=[YR=2013] N10 W20 S10 E20$ W22 U2 L2 W5 D2 L2 W5 N23 W18 S16 D2 L2 S5 D2 R2 S8 FGR=[YR=2013] W4 S28 E26 N24 W4 N4 W18$E18 S4 E4 S16 E12 S1 FOP=[YR=2013] S8 E15 STP=[YR=2013] S4 E6 N4 W6$ E21 N8 W36$ E36 N31 $ PTR=E15 STR=[YR=2013] E13 S4 FUS=[YR=2013] S24 W17 N20 E8 N4 E9$ W9 S4 W4 N8$ W15$.

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	0810	CONCRETE A	0	100	0	0	500.00	SF	6.50	6.50	100	2013	2013	3	95	3,088	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 5,028

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	21.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	294,000							

REVIEW DATE 01/31/2020 BY KBA Total Acres: 21.00 Total Land Value: 294,000 Market: 0 Agricultural: 0 Common: 294,000 PRINTED 08/02/2023 BY SYS

PT SEC 3-2N-25E IN
OR 2529/903
ESMT OR 1859/668

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2023

03-2N-25-0000-0001-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

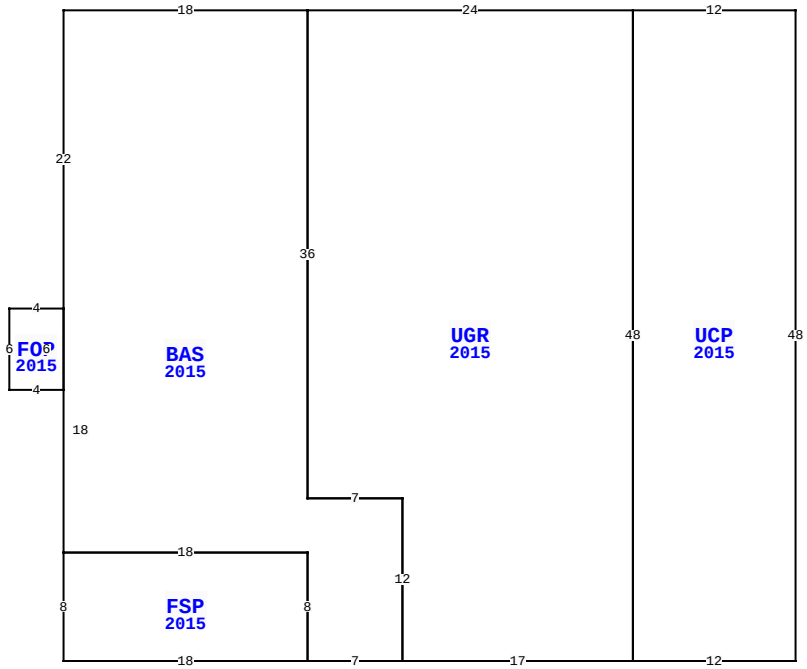
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	804	100	804	108,629
FOP	24	30	7	946
FSP	144	40	58	7,837
UCP	576	20	115	15,537
UGR	1,068	45	481	64,988
TOTALS	2,616		1,465	197,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,465	117.3000	139.29	204,060	2015	2015	0	0	0	3.00	97.00

2 SNGL FAM – 100% - 2023 Heated Area: 804 HX Base Yr 2023



57795 SANDY OAKS LN, CALLAHAN

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GRANTOR: PASKE ROBERT J & REBE						
GRANTEE: PASKE JESSICA RAE						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2015] W12 UGR=[YR=2015] W24 BAS=[YR=2015] W18 S22 FOP=[YR=2015] W4 S6 E4 N6$ S18 FSP=[YR=2015] S8 E18 N8 W18$ E18 S8 E7 N12 W7 N36$ S36 E7 S12 E17 N48$ S48 E12 N48$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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