LOT 4
IN OR 1838/1957
EAST GRAY GABLES SUB PB 2/50

ROWELL DORIS C
540998 US HWY 1
CALLAHAN, FL 32011

2023

04-1N-25-2760-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

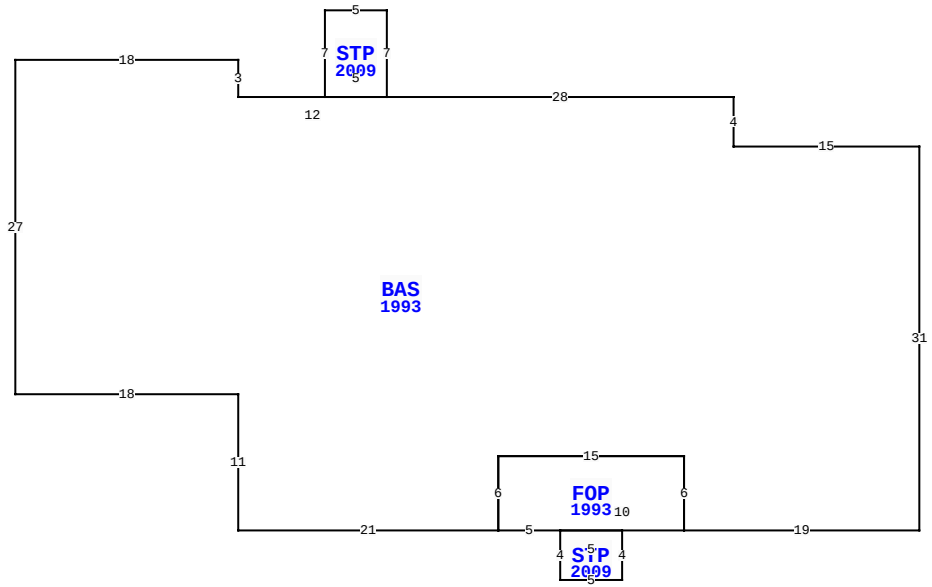
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8028.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,261	100	2,261	141,572
FOP	90	30	27	1,691
STP	20	10	2	126
STP	35	10	4	250
TOTALS	2,406		2,294	143,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,294	99.4700	89.77	205,932	1950	1970	0	0	0	30.25	69.75

1 SINGLE FAM – 100% - 2013 Heated Area: 2261 HX Base Yr



540998 US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		143,638
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		213,638
SOH/AGL Deduction		0
ASSESSED VALUE		213,638
TOTAL EXEMPTION VALUE	13	213,638
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		213,638
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1838/1957	2/05/2013	WD	U	I	30	57,500
GRANTOR: ROWELL AVERY L						
GRANTEE: ROWELL AVERY L & DO						
1826/1452	11/21/2012	WD	Q	I	02	115,000
GRANTOR: BLINSON CYNTHIA H						
GRANTEE: ROWELL AVERY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 N4 W28 STP=[YR=2009] N7 W5 S7 E5$ W12 N3 W18 S27 E18 S11 E21 FOP=[YR=1993] E5 STP=[YR=2009] S4 E5 N4 W5$ E10 N6 W15 S6$ N6 E15 S6 E19 N31$.

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
1	000115	C	SFR ACRES	100		RM	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 04/17/2020 BY KBA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS