

SW 313 FT OF LOT 13 EX R/W
IN OR 1445/288
EAST GRAY GABLES SUB PB 2/50

GREEN JOSEPH BRIAN
D/B/A GREEN'S ROD SHOP &, RESTORATIONS
CALLAHAN, FL 32011

2023

04-1N-25-2760-0013-0020



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	07 NONE 60
Interior Wall	01 MINIMUM 40
Interior Floo	03 CONC FINSH 100
Ceiling	04 NONE 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Fixtures	10 100
Frame	05 STEEL 100
Story Height	16 100
RMS	4 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 OWNER OCC 100

Quality	03 Quality Level 03
DOR CODE	2500 REPAIR SERVICE

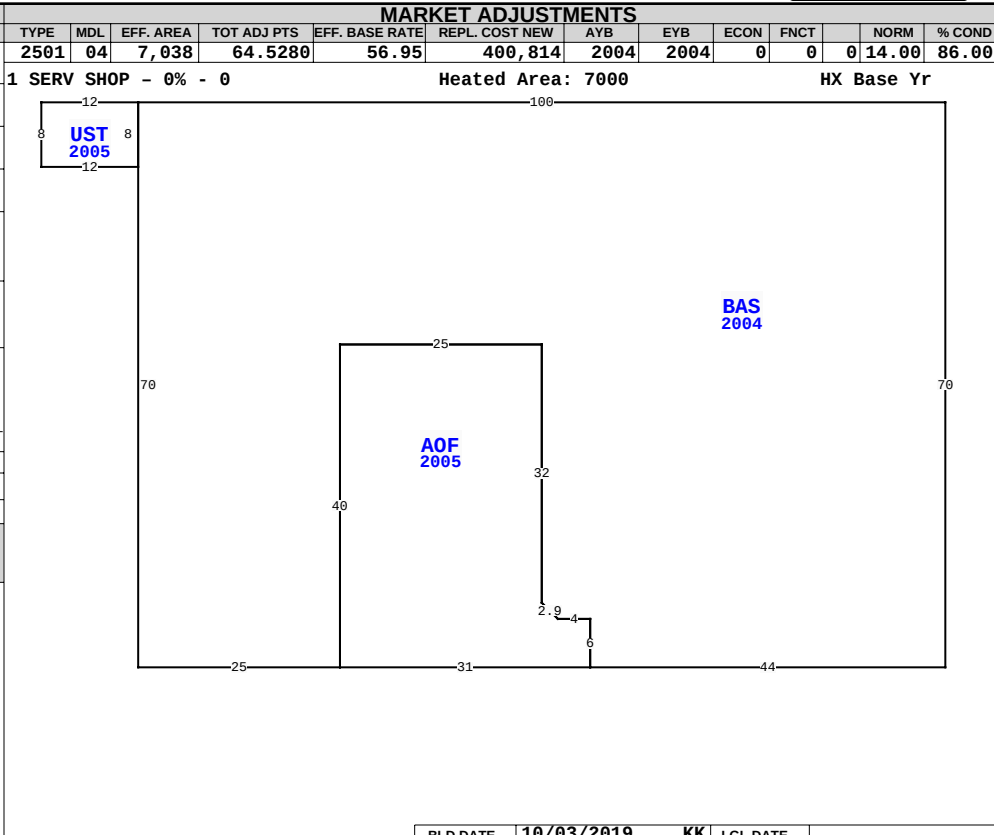
MAP NUM	MKT AREA	08
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,038	100	1,038	50,838
BAS	5,962	100	5,962	292,001
UST	96	40	38	1,861

TOTALS	7,096	7,038	344,700
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EXTRA FEATURES									
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0001	ROLLUP DR	0	0	0	0	4.00	UT	400.00
2	0812	CONCRETE C	0	0	0	0	8,142.00	SF	4.00
3	0400	CONC CURB	0	0	0	0	214.00	LF	15.00
4	0467	FNC GT 25'	0	0	0	0	2.00	UT	875.00
5	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00
6	0430	CL FNC 6B	0	0	0	0	861.00	LF	9.70
7	0463	FENCE GATE	0	0	0	0	2.00	UT	330.00
8	0424	CL FNC 6'	0	0	0	0	35.00	LF	20.00
9	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00
10	0422	CL FNC 4'	0	0	0	0	155.00	LF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	002500	C	SRVC SHOPS	0	0004	CI	0.00	0.00	121,530.00
2	009605	C	WETLANDS	0		CI	0.00	0.00	1.18



BLD DATE	10/03/2019	KK	LGL DATE	
XF DATE	10/03/2019	KK	LAND DATE	10/03/2019
INC DATE			AG DATE	

TOTAL OB/IF									
41,585									
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1	002500	C	SRVC SHOPS	0	0004	CI	0.00	0.00	121,530.00
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NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					344,700				
TOTAL MARKET OB/IF VALUE					74,594				
TOTAL LAND VALUE - MARKET					153,092				
TOTAL MARKET VALUE					572,386				
SOH/AGL Deduction					191,606				
ASSESSED VALUE					380,780				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					380,780				
TOTAL JUST VALUE					572,386				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					398,329				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23026	XFOB	22,000	11/01/2009
M12898	MECH OTHER	0	05/01/2007
C19597	CO ISSUED	0	03/01/2007
B19597	ADDITION	23,000	03/01/2007
E12404	NEW CONSTR	2,000	02/01/2004
B12245	NEW CONSTR	231,750	01/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1445/0288	9/18/2006	WD	U	I	06	295,000	
GRANTOR: GREEN RANDALL O & JOA							
GRANTEE: GREEN JOSEPH BRIAN							
0995/1294	7/03/2001	WD	U	V	06	100	
GRANTOR: GREEN JOSEPH B							
GRANTEE: GREEN RANDALL O							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W100 UST=[YR=2005] W12 S8 E12 N8\$ S70 E25									
AOF=[YR=2005] E31 N6 W4 U2 L2 N32 W25 S40 \$ N40 E25 S32 R2									
D2 E4 S6 E44 N70\$.									

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				6										
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																					
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																									Tax Group: 6										Tax Dist:									
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