LOTS 8 & 27
IN OR 1237/1014
GRAY GABLES SUB PB 0/52

BROOKS PAUL C &/KRAMER KELLY R
44559 ARTESIAN BLVD
CALLAHAN, FL 32011

**2023**

**04-1N-25-2780-0008-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

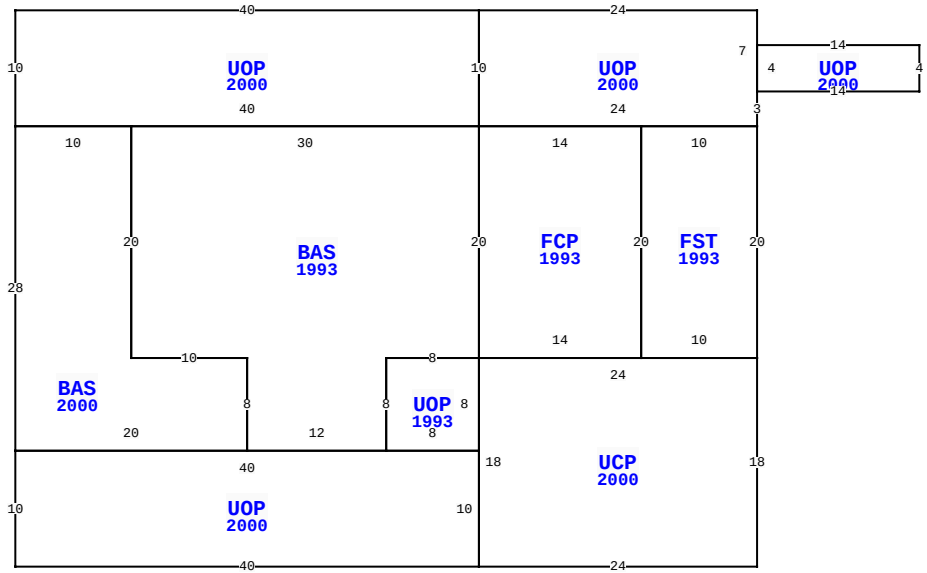
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 8006.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 696 | 100 | 696 | 51,216 |
| BAS | 360 | 100 | 360 | 26,492 |
| FCP | 280 | 25 | 70 | 5,151 |
| FST | 200 | 55 | 110 | 8,094 |
| UCP | 432 | 20 | 86 | 6,328 |
| UOP | 64 | 20 | 13 | 957 |
| UOP | 56 | 20 | 11 | 809 |
| UOP | 240 | 20 | 48 | 3,532 |
| UOP | 400 | 20 | 80 | 5,887 |
| UOP | 400 | 20 | 80 | 5,887 |
| TOTALS | 3,128 | | 1,554 | 114,355 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,554 | 100.9800 | 91.13 | 141,616 | 1960 | 1974 | 0 | 0 | 0 | 19.25 | 80.75 |

1 SINGLE FAM – 100% - 2005 Heated Area: 1056 HX Base Yr 2005




44559 ARTESIAN BLVD, 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 | | 127,344 |
| TOTAL MARKET OB/XF VALUE | | 7,253 |
| TOTAL LAND VALUE - MARKET | | 96,000 |
| TOTAL MARKET VALUE | | 230,597 |
| SOH/AGL Deduction | | 100,912 |
| ASSESSED VALUE | | 129,685 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 79,685 |
| TOTAL JUST VALUE | | 230,597 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 219,398 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21006477 | GARAGE | 42,664 | 05/19/2021 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1237/1014 | 6/14/2004 | WD | Q | I | | 160,000 |
| GRANTOR: SPENCE MICHAEL & SHER | | | | | | |
| GRANTEE: BROOKS PAUL C & KEL | | | | | | |
| 0749/0288 | 1/19/1995 | WD | Q | I | | 44,000 |
| GRANTOR: CLARK IMOGENE | | | | | | |
| GRANTEE: SPENCE MICHAEL & SH | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

UOP=[YR=2000] W24 UOP=[YR=2000] W40 S10 E40 N10 $ S10
BAS=[YR=1993] W30 BAS=[YR=2000] W10 S28 UOP=[YR=2000] S10
E40 UCP=[YR=2000] E24 N18 FST=[YR=1993] N20 W10
FCP=[YR=1993] W14 S20 E14 N20 $ S20 E10 $ W24 UOP=[YR=1993]
W8 S8 E8 N8 $ S18 $ N10 W40 $ E20 N8 W10 N20 $ S20 E10 S8 E12
N8 E8 N20 $ E24 N3 UOP=[YR=2000] E14 N4 W14 S4 $ N7 $ .

### 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 | 0511 | GARAGE CB- | 0 | 100 | 28 | 24 | 672.00 | SF | 40.00 | 40.00 | 100 | 1960 | 1960 | 3 | 20 | 5,376 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 9 | 108.00 | SF | 19.50 | 19.50 | 100 | 1999 | 1999 | 3 | 20 | 421 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 7 | 32 | 224.00 | SF | 6.50 | 6.50 | 100 | 2021 | 2021 | 3 | 100 | 1,456 | |

### LAND DESCRIPTION

TOTAL OB/XF 7,253

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000115 | C | SFR ACRES | 100 | 0006 | RM | 0.00 | 0.00 | 6.00 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 96,000 | | | | | | | |

REVIEW DATE 10/14/2021 BY KB Total Acres: 6.00 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 08/02/2023 BY SYS

LOTS 8 & 27
IN OR 1237/1014
GRAY GABLES SUB PB 0/52

BROOKS PAUL C &/KRAMER KELLY R
44559 ARTESIAN BLVD
CALLAHAN, FL 32011

**2023**

**04-1N-25-2780-0008-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

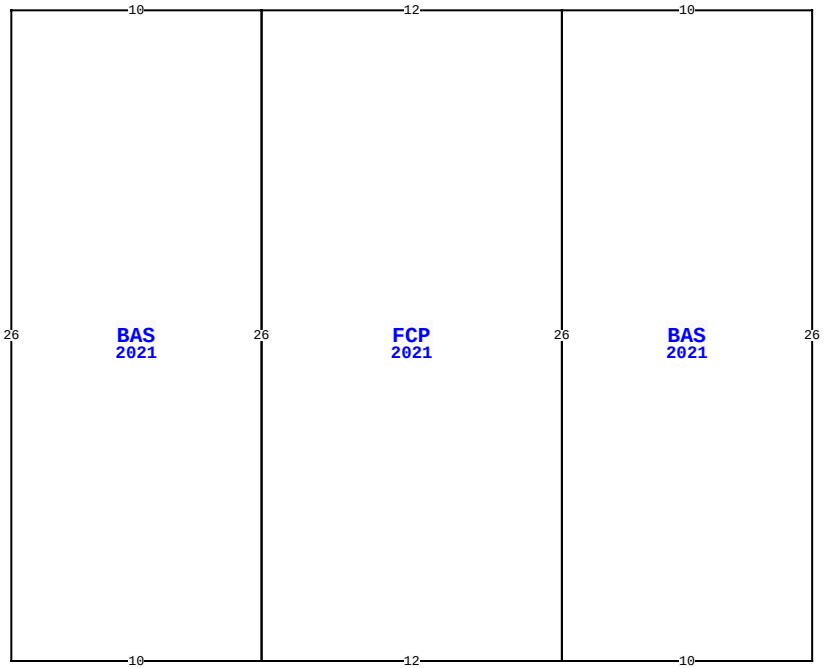
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8006.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 260 | 100 | 260 | 5,647 |
| BAS | 260 | 100 | 260 | 5,647 |
| FCP | 312 | 25 | 78 | 1,694 |
| TOTALS | 832 | | 598 | 12,989 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 598 | 62.7000 | 21.94 | 13,120 | 2021 | 2021 | 0 | 0 | 0 | 1.00 | 99.00 |

2 GARAGE RES – 100% - 2005 Heated Area: 520 HX Base Yr 2005




44559 ARTESIAN BLVD, CALLAHAN

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

## VALUATION SUMMARY

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|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
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| TOTAL MARKET VALUE | | 230,597 |
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| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
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| TOTAL JUST VALUE | | 230,597 |
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| PREVIOUS YEAR MKT VALUE | | 219,398 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1237/1014 | 6/14/2004 | WD | Q | I | | 160,000 |
| GRANTOR: SPENCE MICHAEL & SHER | | | | | | |
| GRANTEE: BROOKS PAUL C & KEL | | | | | | |
| 0749/0288 | 1/19/1995 | WD | Q | I | | 44,000 |
| GRANTOR: CLARK IMOGENE | | | | | | |
| GRANTEE: SPENCE MICHAEL & SH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W10 FCP=[YR=2021] W12 BAS=[YR=2021] W10 S26 E10 N26$ S26 E12 N26$ S26 E10 N26$.

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

REVIEW DATE 10/14/2021 BY KB Total Acres: 6.00 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 08/02/2023 BY SYS