PT OF LOTS 16,17 & 18 IN
OR 680/1875 & OR 680/1876
PINEBREEZE ESTATES PBK 5/307

JONES DANIEL & DEBORAH
55233 TAMARA LANE
CALLAHAN, FL 32011

2023

04-1N-25-279E-0016-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
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
Occupancy	00	NONE 100
Quality	01	Quality Level 01

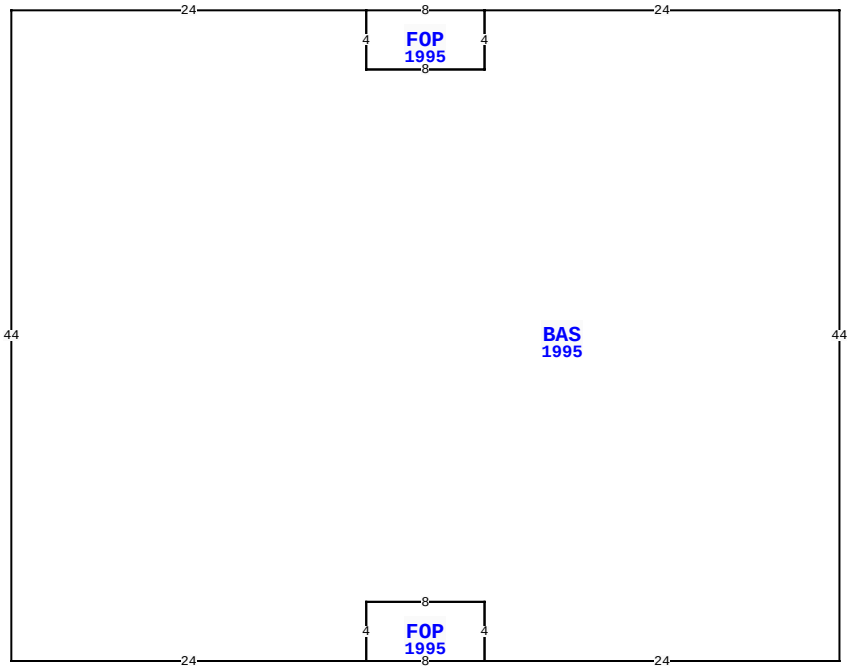
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2,400	226,692
FOP	32	30	10	944
FOP	32	30	10	944
TOTALS	2,464		2,420	228,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,420	95.2560	113.12	273,750	1995	2000	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 1996 Heated Area: 2400 HX Base Yr 1996



55233 TAMARA LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		228,581
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		103,320
TOTAL MARKET VALUE		331,901
SOH/AGL Deduction		194,143
ASSESSED VALUE		137,758
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		87,758
TOTAL JUST VALUE		331,901
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003874	REPAIR/RRF	24,250	03/30/2021
M7148	H/AC	0	06/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0680/1876	5/17/1993	WD	U	V	01	100
GRANTOR: JONES ELLIOTT ETAL &						
GRANTEE: JONES DANIEL & D						
0680/1875	5/05/1993	WD	U	I	01	100
GRANTOR: JONES ELLIOTT						
GRANTEE: JONES DANIEL L & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W24 FOP=[YR=1995] W8 S4 E8 N4$ S4 W8 N4 W24 S44 E24 FOP=[YR=1995] E8 N4 W8 S4$ N4 E8 S4 E24 N44$.

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	000100	C	SFR	100		OR	0.00	0.00	5.74	AC		1.00	1.00	1.00	18,000.00	18,000.00	103,320							

REVIEW DATE 07/16/2021 BY KB Total Acres: 5.74 Total Land Value: 103,320 Market: 0 Agricultural: 0 Common: 103,320 PRINTED 08/02/2023 BY SYS