LOTS 25 & 26
IN OR 1888/920
PINE KNOLL SUB PB 4/5

GARRETSON KENNETH R SR & ARYAA
711 LEE RD
JACKSONVILLE, FL 32225

2023

04-1N-25-2800-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

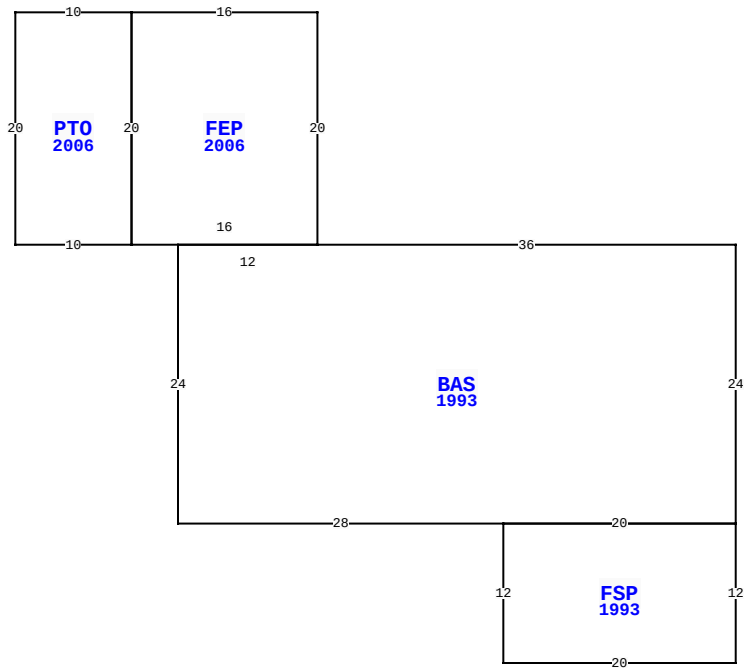
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	8029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	88,785
FEP	320	80	256	19,730
FSP	240	40	96	7,399
PTO	200	5	10	770
TOTALS	1,912		1,514	116,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,514	106.0800	95.74	144,950	1983	1983	0	0	0	19.50	80.50

1 SINGLE FAM – 0% - 0 Heated Area: 1152 HX Base Yr



54074 CHARLES ST, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	116,685
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	24,850
TOTAL MARKET VALUE	141,535
SOH/AGL Deduction	12,451
ASSESSED VALUE	129,084
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,084
TOTAL JUST VALUE	141,535
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22131	STORAGE ROOM	21,120	12/01/2008
E21481	ELEC OTHER	200	12/01/2008
R11690	REPAIR/RRF	5,000	12/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1888/0920	10/26/2013	QC	U	I	11	100
GRANTOR: GARRETSON GLENN & CAR						
GRANTEE: GARRETSON KENNETH R						
1386/1870	2/06/2006	WD	U	I	18	90,000
GRANTOR: GARRETSON GLENN & CAR						
GRANTEE: GARRETSON GLENN & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 FEP=[YR=2006] N20 W16 PTO=[YR=2006] W10 S20 E10 N20$ S20 E16$ W12 S24 E28 FSP=[YR=1993] S12 E20 N12 W20$ E20 N24$.

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	000102	C	SFR/MH	0	0005	RM	75.00	205.00	0.71	AC		1.00	1.00	1.00	35,000.00	35,000.00	24,850							

REVIEW DATE 02/28/2020 BY KBP Total Acres: 0.71 Total Land Value: 24,850 Market: 0 Agricultural: 0 Common: 24,850 PRINTED 08/02/2023 BY SYS