LOT 27
L/E OR 1301/1529
PINE KNOLL SUB PB 4/5

MATTOCKS SHIRLEY L/E/KENNETH J & SHIRLEY A KEMP
54094 CHARLES STREET
CALLAHAN, FL 32011

**2023**

**04-1N-25-2800-0027-0000**

## 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 60 |
| Interior Floo | 08 | SHT VINYL 40 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| 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 |

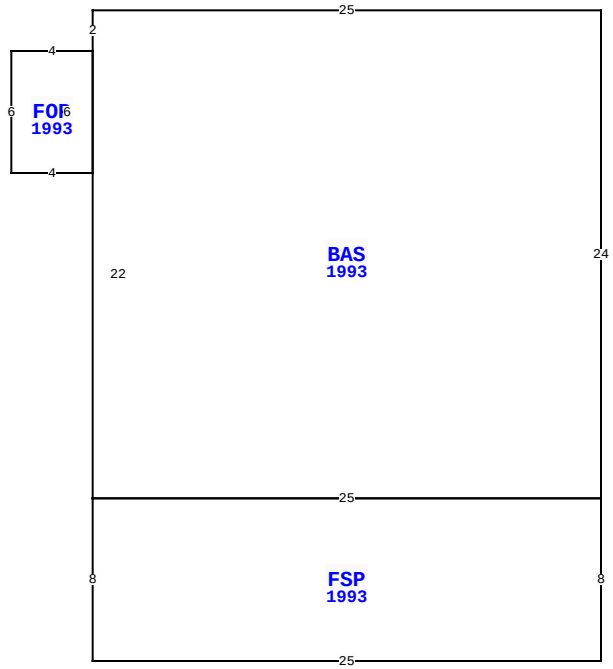
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8029.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 600 | 100 | 600 | 42,759 |
| FOP | 24 | 30 | 7 | 499 |
| FSP | 200 | 40 | 80 | 5,701 |
| TOTALS | 824 | | 687 | 48,959 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 687 | 94.0000 | 84.84 | 58,285 | 1985 | 1990 | 0 | 0 | 0 | 16.00 | 84.00 |

1 SINGLE FAM – 100% - 2006 Heated Area: 600 HX Base Yr 2006




54094 CHARLES ST, 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 | | 48,959 |
| TOTAL MARKET OB/XF VALUE | | 1,091 |
| TOTAL LAND VALUE - MARKET | | 12,250 |
| TOTAL MARKET VALUE | | 62,300 |
| SOH/AGL Deduction | | 22,355 |
| ASSESSED VALUE | | 39,945 |
| TOTAL EXEMPTION VALUE | HX HB WX | 30,000 |
| BASE TAXABLE VALUE | | 9,945 |
| TOTAL JUST VALUE | | 62,300 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 53,827 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1633580 | REPAIR/RRF | 6,468 | 12/01/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1301/1529 | 3/14/2005 | WD | Q | I | | 47,200 |
| GRANTOR: PAGE KKEVIN & PATRICI | | | | | | |
| GRANTEE: KEMP KENNETH J ETAL | | | | | | |
| 1246/0701 | 7/16/2004 | WD | U | I | 05 | 27,600 |
| GRANTOR: BANK OF AMERICA | | | | | | |
| GRANTEE: PAGE KEVIN & PATRIC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W25 S2 FOP=[YR=1993] W4 S6 E4 N6 $S22
FSP=[YR=1993] S8 E25 N8 W25 $ E25 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 6 | 8 | 48.00 | SF | 30.00 | 30.00 | 100 | 2005 | 2005 | 3 | 27 | 389 | |
| 4 | 0350 | CARPORT WD | 0 | 100 | 20 | 10 | 200.00 | SF | 13.00 | 13.00 | 100 | 2005 | 2005 | 3 | 27 | 702 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,091

| 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 | 100 | 0005 | RM | 75.00 | 205.00 | 0.35 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 12,250 | | | | | | | |

REVIEW DATE 05/11/2022 BY KBA Total Acres: 0.35 Total Land Value: 12,250 Market: 0 Agricultural: 0 Common: 12,250 PRINTED 08/02/2023 BY SYS