

STUHR MATTHEW J & EMILY A
44000 BREEZY LN
CALLAHAN, FL 32011

06-1N-25-199S-0233-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

20 FACE BRICK 100
03 GABLE/HIP 100
05 COMP SHNGL 100
03 DRYWALL 100
08 SHT VINYL 60
14 CARPET 40
13 CENTRAL 100
04 AIR DUCTED 100

Bedrooms 3 100
Bathrooms 2 100
Frame 02 WOOD FRAME 100

Stories Units 1. 1. 100
0 100
Occupancy 00 NONE 100

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PNTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900011,840110.0000130.62240,34120182018003.0097.00

1 SNGL FAM - 100% - 2019Heated Area: 1581HX Base Yr 2019

Quality03Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA08
NEIGHBORHOOD/LOC8007.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE
BAS1,5811001,581200,315
FGR2645514518,372
FOP12030364,561
FOP26130789,882

TOTALS2,2261,840233,131

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE01/04/2022BYKBTotal Acres: 0.00Total Land Value: 40,000Market: 0Agricultural: 0Common: 40,000PRINTED 08/02/2023 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 6Tax Dist:
BUILDING MARKET VALUE248,474
TOTAL MARKET OB/XF VALUE5,465
TOTAL LAND VALUE - MARKET40,000
TOTAL MARKET VALUE293,939
SOH/AGL Deduction89,880
ASSESSED VALUE204,059
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE154,059
TOTAL JUST VALUE293,939
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE227,886

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE
2218/17498/17/2018WD Q Q I 02226,300
GRANTOR: KEN GREENE CONTRACTOR
GRANTEE: STUHR MATTHEW J & E
2119/00235/05/2017WD U V 37105,000
GRANTOR: MUSIC JUDY
GRANTEE: KEN GREENE CONTRACT

BUILDING NOTES

BUILDING DIMENSIONS
FGR=[YR=2018] W22 S3 FOP=[YR=2018] W29 S9 BAS=[YR=2018] S31 E15 FOP=[YR=2018] S6 E20 N6 W20\$ E36 N31 W51\$ E29 N9\$S9 E22 N12\$.

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