

CALHOUN JEAN
P O BOX 5
HILLIARD, FL 32046-0005

08-3N-24-2380-0183-0100

BUILDING CHARACTERISTICS

CONSTRUCTION

ELEMENTCD

VINYL 100

GABLE/HIP 100

MINIMUM 100

DRYWALL 100

SHT VINYL 50

CARPET 50

NONE 100

CONVECTION 100

3 100
2 100

WOOD FRAME 100

1. 1. 100
0 100

DIST HI 100

NONE 100

Quality Level 03

SINGLE FAMILY

MKT AREA

06

NEIGHBORHOOD/LOC

6001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS96010096041,033

BAS28010028011,968

UOP14420291,240

USP16030482,052

MARKET ADJUSTMENTS

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

0100011,317102.960092.92122,37619551955003024.0046.00

1 SINGLE FAM - 100% - 2022Heated Area: 1240HX Base Yr 2022

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

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

30812CONCRETE C01000902.00SF4.004.00100199819983772,778

LAND DESCRIPTIONTOTAL OB/XF2,778

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFRSFR1000005CN75.00125.009,375.00SF1.001.001.001.251.2511,719

REVIEW DATE06/08/2021BYTWA

Total Acres: 0.00Total Land Value: 11,719Market: 0Agricultural: 0Common: 11,719PRINTED 08/02/2023 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE56,293

TOTAL MARKET OB/XF VALUE2,778

TOTAL LAND VALUE - MARKET11,719

TOTAL MARKET VALUE70,790

SOH/AGL Deduction42,531

ASSESSED VALUE28,259

TOTAL EXEMPTION VALUE28,259

HX HB WXBASE TAXABLE VALUE0

TOTAL JUST VALUE70,790

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE60,390

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / VRSN CD SALE PRICE

0699/09543/02/1994WDQV10,000

GRANTOR: KEENE RUBY-ATTORNEY

GRANTEE: CALHOUN DAVID & JEA

0155/05761/01/1973FSUI100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W14 BAS=[YR=1993] W8 UOP=[YR=1993] N8 W18 S8 E18\$ W16 S40 E2 USP=[YR=1993] S8 E20 N8 W20\$ E22 N40\$S20 E14 N20\$.