

LOT 6
IN OR 2208/1478
HUNTERS GREEN REPLAT PB 6/207

WRIGHT KIMBERLY E
54060 PADDOCK COURT
CALLAHAN, FL 32011

2023

09-1N-25-078H-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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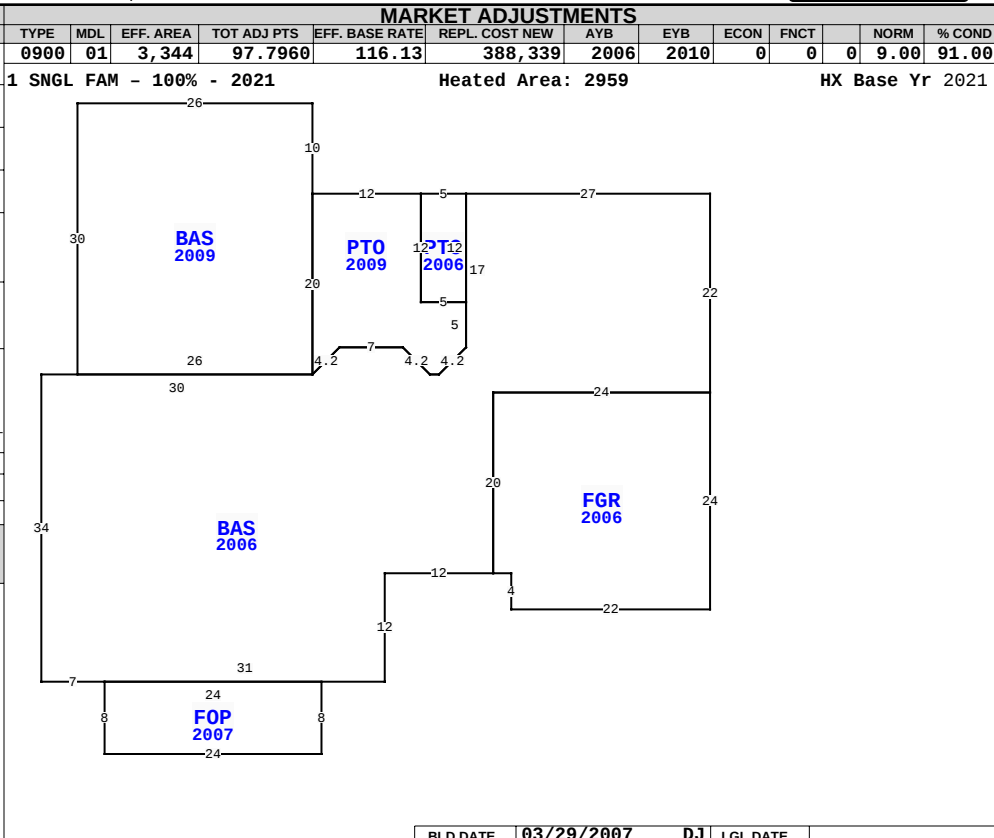
NEIGHBORHOOD/LOC	8017.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,179	100	2,179	230,273
BAS	780	100	780	82,429
FGR	568	55	312	32,972
FOP	192	30	58	6,130
PTO	60	5	3	317
PTO	246	5	12	1,269

TOTALS	4,025		3,344	353,388
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EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W

1	0812	CONCRETE C	0 100	0 0
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54060 PADDOCK CT, CALLAHAN

BLD DATE	03/29/2007	DJ	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

TOTAL OB/XF															9,194
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		353,388	
TOTAL MARKET OB/XF VALUE		9,194	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		422,582	
SOH/AGL Deduction		119,086	
ASSESSED VALUE		303,496	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		253,496	
TOTAL JUST VALUE		422,582	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		335,158	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22220	ADDITION	60,720	01/01/2009
M14357	MECH OTHER	0	01/01/2009
R11728	REPAIR/RRF	3,000	01/01/2009
M10593	MECH OTHER	0	11/01/2005
P09859	OTHER	0	08/01/2005
C15697	CO ISSUED	158,226	07/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2208/1478	7/06/2018	WD	Q	I	01	280,000			
GRANTOR: TURNER BRYAN E									
GRANTEE: WRIGHT KIMBERLY E									
1388/1391	2/13/2006	WD	Q	I		252,600			
GRANTOR: KENNETH GREENE CONTRA									
GRANTEE: TURNER BRYAN E									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W27 PTO=[YR=2006] W5 PTO=[YR=2009] W12									
BAS=[YR=2009] N10 W26 S30 E26 N20S20 U3 R3 E7 D3 R3 E1 U3									
R3 N5 W5 N12S S12 E5 N12S S17 L3 D3 W1 U3 L3 W7 D3 L3 W30									
S34 E7 FOP=[YR=2007] S8 E24 N8 W24S E31 N12 E12 FGR=[YR=2006]									
E2 S4 E22 N24 W24 S20S N20 E24 N22S.									