LOT 7 & S-1 OF LOT 8
IN OR 2222/691
HUNTERS GREEN REPLAT PB 6/207

WARNOCK RUBY A
54034 PADDOCK COURT
CALLAHAN, FL 32011

2023

09-1N-25-078H-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

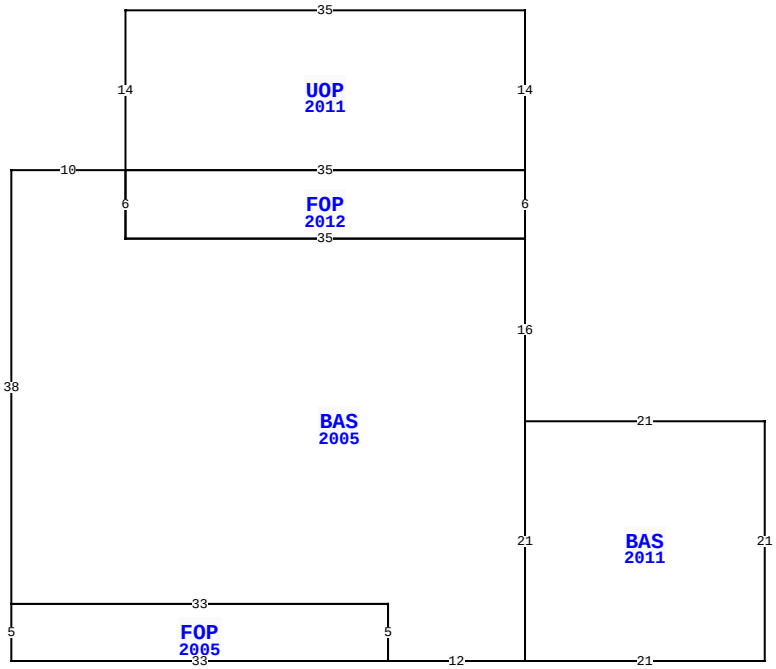
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
NEIGHBORHOOD/LOC	8017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	175,764
BAS	441	100	441	49,687
FOP	165	30	50	5,633
FOP	210	30	63	7,098
UOP	490	20	98	11,041
TOTALS	2,866		2,212	249,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,212	104.7620	124.40	275,173	2005	2005	0	0	0	9.43	90.57

1 SNGL FAM – 100% - 2019 Heated Area: 2001 HX Base Yr 2019



54034 PADDOCK CT, 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		249,224
TOTAL MARKET OB/XF VALUE		8,982
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		318,206
SOH/AGL Deduction		104,887
ASSESSED VALUE		213,319
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		163,319
TOTAL JUST VALUE		318,206
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24935	REMODEL	27,712	07/01/2011
E15471	ELEC OTHER	1,000	08/01/2005
M10223	MECH OTHER	0	08/01/2005
B15639	NEW CONSTR	145,000	07/01/2005
R7929	REPAIR/RRF	2,200	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2222/0691	8/28/2018	WD	Q	I	02	223,000
GRANTOR: YEATON TRACY L & ANDR						
GRANTEE: WARNOCK RUBY A						
1633/1081	6/22/2009	WD	U	V	30	103,200
GRANTOR: AUGER TRACY L						
GRANTEE: YEATON TRACY L & AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W21 BAS=[YR=2005] N16 FOP=[YR=2012] N6
UOP=[YR=2011] N14 W35 S14 E35$ W35 S6 E35$ W35 N6 W10 S38
FOP=[YR=2005] S5 E33 N5 W33$E33 S5 E12 N21$ S21 E21 N21$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	0812	CONCRETE C	0	100	0	0	1,676.00	SF	4.00	4.00	100	2005	2005	3	87	5,832	

LAND DESCRIPTION

TOTAL OB/XF 8,982

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	000100	C	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 05/07/2019 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS