LOT 10
IN OR 1373/715
HUNTERS GREEN REPLAT PB 6/207

WILLIAMS BOBBY L & BRENDA D
54001 PADDOCK COURT
CALLAHAN, FL 32011

2023

09-1N-25-078H-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

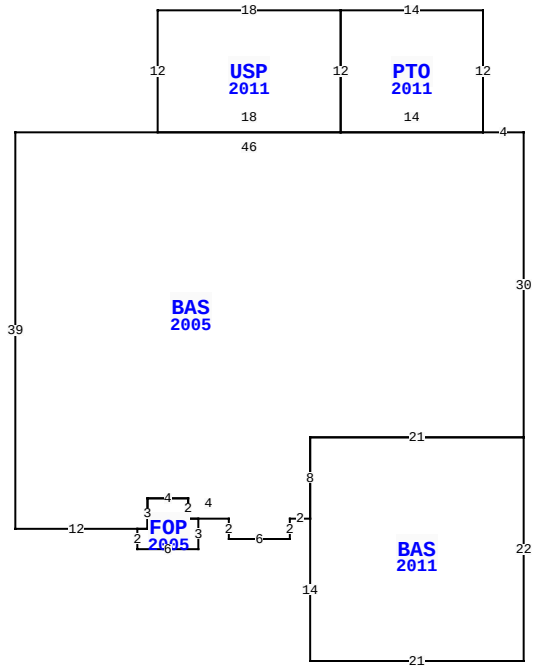
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur		N/A 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,749	100	1,749	182,922
BAS	462	100	462	48,319
FOP	25	30	8	837
PTO	168	5	8	837
USP	216	30	65	6,799
TOTALS	2,620		2,292	239,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,292	100.9400	119.87	274,742	2005	2005	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2006 Heated Area: 2211 HX Base Yr 2006



54001 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		239,712
TOTAL MARKET OB/XF VALUE		7,510
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		307,222
SOH/AGL Deduction		173,029
ASSESSED VALUE		134,193
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		84,193
TOTAL JUST VALUE		307,222
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24616	REMODEL	27,273	04/01/2011
E15470	ELEC OTHER	1,000	08/01/2005
M10221	MECH OTHER	0	08/01/2005
B15638	NEW CONSTR	135,000	07/01/2005
R7928	REPAIR/RRF	2,000	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/0715	12/12/2005	WD	Q	I		184,600
GRANTOR: KENNETH GREENE CONTRA						
GRANTEE: WILLIAMS BOBBY L &						
1328/0259	6/23/2005	WD	U	V	09	800,800
GRANTOR: FORD THOMAS R						
GRANTEE: KENNETH L GREENE CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W4 PTO=[YR=2011] N12 W14 USP=[YR=2011] W18 S12 E18 N12 $ S12 E14$ W46 S39 E12 FOP=[YR=2005] S2 E6 N3 W1 N2 W4 S3 W1 $ E1 N3 E4 S2 E4 S2 E6 N2 E2 BAS=[YR=2011] S14 E21 N22 W21 S8 $ N8 E21 N30 $.

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	0812	CONCRETE C	0	100	0	0	2,158.00	SF	4.00	4.00	100	2005	2005	3	87	7,510	

LAND DESCRIPTION

TOTAL OB/XF 7,510

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	0006	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