IN OR 113/236 & OR 134/91
PARCELS 4-1 & 4-2

GREEN DEAMAN & JANICE FAY
54222 FARAWAY PLACE
CALLAHAN, FL 32011

2023

10-1N-25-0000-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

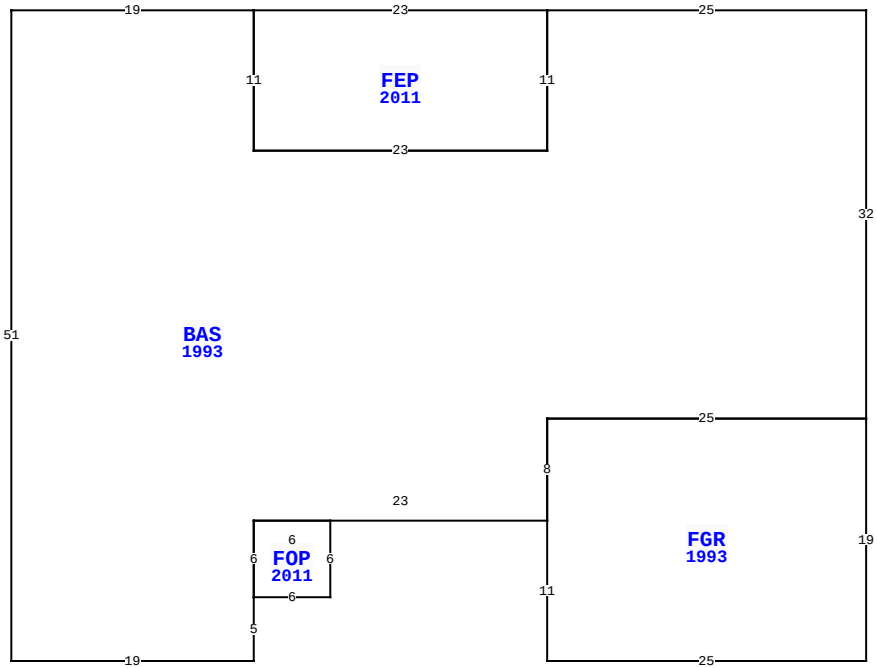
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8028.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,436	100	2,436	200,421
FEP	253	80	202	16,619
FGR	475	55	261	21,473
FOP	36	30	11	905
TOTALS	3,200		2,910	239,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,910	94.0752	111.71	325,076	1975	1985	0	0	0	26.35	73.65

1 SNGL FAM – 100% - 1976 Heated Area: 2436 HX Base Yr 1976



54222 FARAWAY PL, 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		239,418
TOTAL MARKET OB/XF VALUE		25,349
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		336,767
SOH/AGL Deduction		160,580
ASSESSED VALUE		176,187
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		126,187
TOTAL JUST VALUE		336,767
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5572	NEW CONSTR	300	12/12/1988
5341	SWIM POOL	10,250	12/02/1988
3312	SWIM POOL	300	12/02/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0108/0409	1/01/1971	TA	Q	V		3,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 FEP=[YR=2011] W23 S11 E23 N11$ S11 W23 N11 W19 S51 E19 N5 FOP=[YR=2011] E6 N6 W6 S6$ N6 E23 FGR=[YR=1993] S11 E25 N19 W25 S8 $ N8 E25 N32$.

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	1980	1980	3	49	1,715	
2	0811	CONCRETE B	0	100	0	0	760.00	SF	5.20	5.20	100	1980	1980	3	35	1,383	
3	0810	CONCRETE A	0	100	60	3	180.00	SF	6.50	6.50	100	1980	1980	3	35	410	
4	0861	POOL GUNIT	0	100	15	33	495.00	SF	85.00	85.00	100	1989	1989	3	20	8,415	
5	0845	KOOL DECK	0	100	0	0	856.00	SF	7.25	7.25	100	1989	1989	3	59.5	3,693	
6	0510	GARAGE WD-	0	100	28	24	672.00	SF	35.00	35.00	100	1990	1990	3	20	4,704	
7	0811	CONCRETE B	0	100	0	0	1,560.00	SF	5.20	5.20	100	1990	1990	3	62	5,029	

LAND DESCRIPTION

TOTAL OB/XF 25,349

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	005000	C	RURAL HOME	100		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	72,000							

REVIEW DATE 10/05/2020 BY KBA Total Acres: 4.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 08/02/2023 BY SYS