PT GOVT LOT 4 IN OR 2412/948

MARSHALL FRANK J/MARSHALL THOMAS F
54100 FARAWAY PLACE
CALLAHAN, FL 32011

2023

10-1N-25-0000-0006-0000

BUILDING CHARACTERISTICS

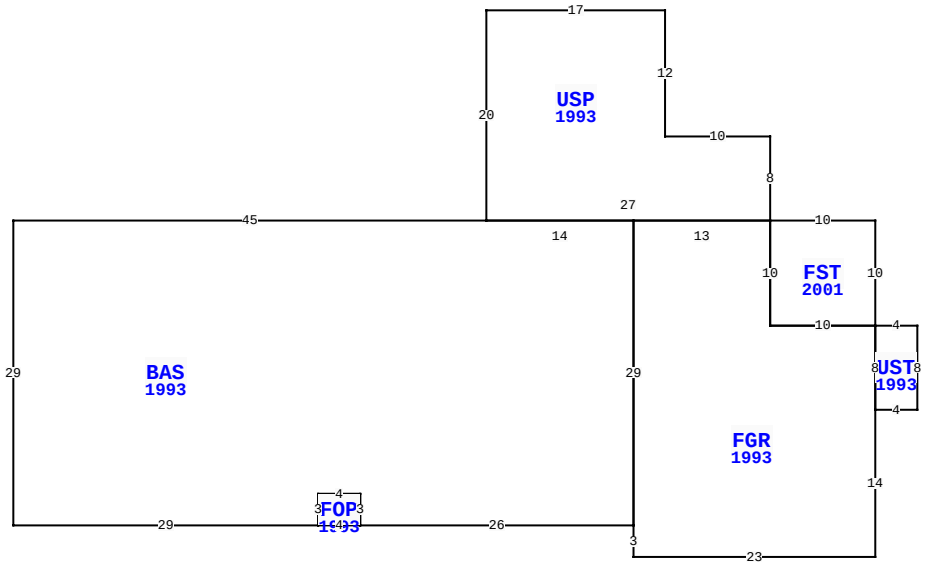
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	8028.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,699	100	1,699	119,159
FGR	636	55	350	24,547
FOP	12	30	4	281
FST	100	55	55	3,858
USP	420	30	126	8,837
UST	32	45	14	982
TOTALS	2,899		2,248	157,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,248	119.5600	107.90	242,559	1967	1972	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 1976 Heated Area: 1699 HX Base Yr 1976



54100 FARAWAY PL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/18/2017 MF
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		157,663
TOTAL MARKET OB/XF VALUE		2,787
TOTAL LAND VALUE - MARKET		36,050
TOTAL MARKET VALUE		196,500
SOH/AGL Deduction		61,280
ASSESSED VALUE		135,220
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		80,220
TOTAL JUST VALUE		196,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008229	REPAIR/RRF	12,800	10/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2430/1838	2/02/2021	QC	U	I	11	100
GRANTOR: DEAMAN IRVIN & FAY J						
GRANTEE: DEAMAN & JANICE FAY						
2412/0948	11/30/2020	WD	U	I	11	100
GRANTOR: GREEN IRVIN DEAMAN &						
GRANTEE: MARSHALL FRANK J &						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2001] W10 USP=[YR=1993] N8 W10 N12 W17 S20
BAS=[YR=1993] W45 S29 E29 FOP=[YR=1993] E4 N3 W4 S3$ N3 E4 S3
E26 FGR=[YR=1993] S3 E23 N14 UST=[YR=1993] E4 N8 W4 S8$ N8
W10 N10 W13 S29$ N29 W14$ E27$ S10 E10 N10$.

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
2	0812	CONCRETE C	0	100	0	0	1,498.00	SF	4.00	4.00	100	1980	1980	3	35	2,097	
4	0681	POLE SHED	0	100	10	23	230.00	SF	15.00	15.00	100	1970	1970	3	20	690	

LAND DESCRIPTION

TOTAL OB/XF 2,787

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	35,000.00	35,000.00	36,050							

REVIEW DATE 12/30/2020 BY KB Total Acres: 1.03 Total Land Value: 36,050 Market: 0 Agricultural: 0 Common: 36,050 PRINTED 08/02/2023 BY SYS