IN OR 1061/1245

**SINGLEY JASON & JENNY**
54178 FARAWAY PLACE
CALLAHAN, FL 32011

**2023**

**10-1N-25-0000-0006-0020**

## BUILDING CHARACTERISTICS

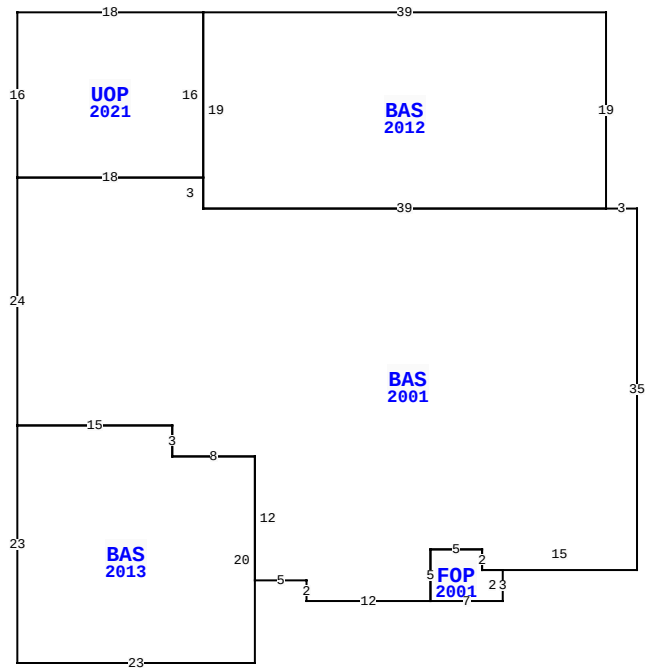
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 1,887 | 100 | 1,887 | 180,337 |
| BAS | 741 | 100 | 741 | 70,816 |
| BAS | 505 | 100 | 505 | 48,262 |
| FOP | 31 | 30 | 9 | 860 |
| UOP | 288 | 20 | 58 | 5,543 |
| TOTALS | 3,452 | | 3,200 | 305,818 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,200 | 89.9208 | 106.78 | 341,696 | 2001 | 2008 | 0 | 0 | 0 | 10.50 | 89.50 |

1 SNGL FAM – 100% - 2002 Heated Area: 3133 HX Base Yr 2002




54178 FARAWAY PL, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 338,995 |
| TOTAL MARKET OB/XF VALUE | | 83,921 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 457,916 |
| SOH/AGL Deduction | | 200,787 |
| ASSESSED VALUE | | 257,129 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 207,129 |
| TOTAL JUST VALUE | | 457,916 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 359,267 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21003154 | ADDITION | 24,592 | 03/16/2021 |
| 20009417 | SWIM POOL | 83,400 | 10/07/2020 |
| B1327006 | ADDITION | 35,210 | 03/01/2013 |
| B1327007 | ADDITION | 20,000 | 03/01/2013 |
| B22569 | ADDITION | 50,424 | 06/01/2009 |
| R11922 | REPAIR/RRF | 3,200 | 06/01/2009 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1061/1245 | 6/11/2002 | QC | U | I | 07 | 100 |
| GRANTOR: MARSHALL FRANK & FRAN | | | | | | |
| GRANTEE: SINGLEY JASON & JEN | | | | | | |
| 1043/0412 | 3/12/2002 | QC | U | I | 07 | 100 |
| GRANTOR: MARSHALL FRANK J ETAL | | | | | | |
| GRANTEE: SINGLEY JASON ETAL | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2001] W3 BAS=[YR=2012] N19 W39 UOP=[YR=2021] W18 S16 E18 N16$ S19 E39$ W39 N3 W18 S24 BAS=[YR=2013] S23 E23 N20 W8 N3 W15$ E15 S3 E8 S12 E5 S2 E12 FOP=[YR=2001] E7 N3 W2 N2 W5 S5$ N5 E5 S2 E15 N35$ .

### 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 | 0811 | CONCRETE B | 0 | 100 | 26 | 20 | 520.00 | SF | 5.20 | 5.20 | 100 | 2001 | 2001 | 3 | 82 | 2,217 | |
| 2 | 1076 | TRELLIS A | 0 | 100 | 18 | 16 | 288.00 | SF | 7.50 | 7.50 | 100 | 2013 | 2013 | 3 | 75 | 1,620 | |
| 3 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 554.00 | SF | 85.00 | 85.00 | 100 | 2021 | 2021 | 3 | 98 | 46,148 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,054.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 100 | 10,540 | |
| 5 | 0910 | SCRN RM L | 0 | 100 | 0 | 0 | 1,608.00 | SF | 15.00 | 15.00 | 100 | 2021 | 2021 | 3 | 97 | 23,396 | |

### LAND DESCRIPTION

TOTAL OB/XF 83,921

| 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 | | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 12/22/2021 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS

IN OR 1061/1245

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CALLAHAN, FL 32011

**2023**

**10-1N-25-0000-0006-0020**

## 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 | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

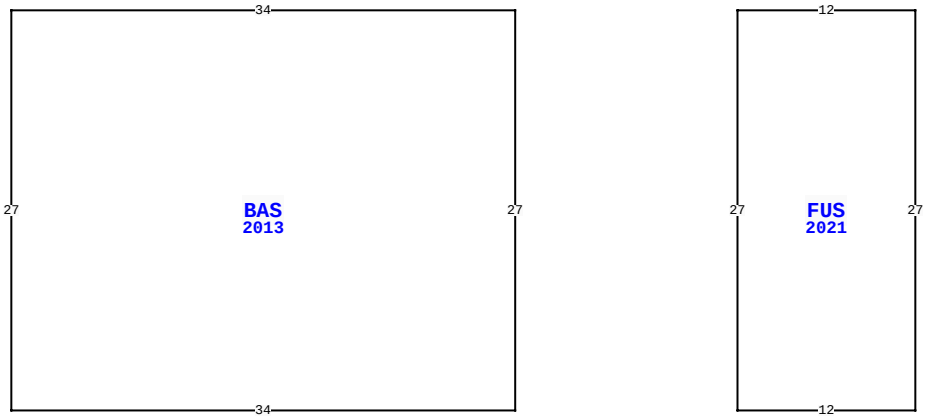
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8028.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 918 | 100 | 918 | 24,521 |
| FUS | 324 | 100 | 324 | 8,654 |
| TOTALS | 1,242 | | 1,242 | 33,177 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 1,242 | 84.8000 | 29.68 | 36,863 | 2013 | 2013 | 0 | 0 | 0 | 10.00 | 90.00 |

2 GARAGE RES – 100% - 2002 Heated Area: 1242 HX Base Yr 2002




54178 FARAWAY PL, CALLAHAN

| | | | |
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| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
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## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
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| TOTAL MARKET OB/XF VALUE | | 83,921 |
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| TOTAL JUST VALUE | | 457,916 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 359,267 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M015128 | H/AC | 0 | 06/01/2001 |
| B018286 | NEW CONSTR | 120,000 | 05/01/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1061/1245 | 6/11/2002 | QC | U | I | 07 | 100 |
| GRANTOR: MARSHALL FRANK & FRAN | | | | | | |
| GRANTEE: SINGLEY JASON & JEN | | | | | | |
| 1043/0412 | 3/12/2002 | QC | U | I | 07 | 100 |
| GRANTOR: MARSHALL FRANK J ETAL | | | | | | |
| GRANTEE: SINGLEY JASON ETAL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2013] W34 S27 E34 N27$ PTR= E15 FUS=[YR=2021] E12 S27 W12 N27$ W15$.

## EXTRA FEATURES

| L N | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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