PT GOVT LOT 4
IN OR 1645/1029

GRIFFIN CAROLYN ANN
540511 US HWY 1
CALLAHAN, FL 32011

2023

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

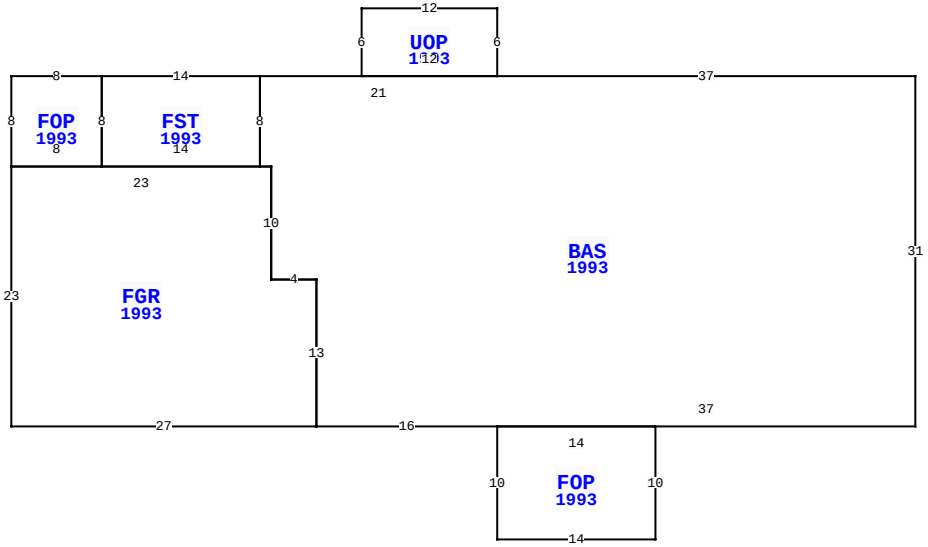
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	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	1,723	100	1,723	129,569
FGR	581	55	320	24,064
FOP	64	30	19	1,429
FOP	140	30	42	3,158
FST	112	55	62	4,662
UOP	72	20	14	1,053
TOTALS	2,692		2,180	163,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,180	106.8200	96.41	210,174	1974	1978	0	0	0	22.00	78.00

1 SINGLE FAM – 100% - 2010 Heated Area: 1723 HX Base Yr 2010



540511 US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		163,936
TOTAL MARKET OB/XF VALUE		2,875
TOTAL LAND VALUE - MARKET		104,000
TOTAL MARKET VALUE		270,811
SOH/AGL Deduction		125,864
ASSESSED VALUE		144,947
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		89,947
TOTAL JUST VALUE		270,811
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313372	REPAIR/RRF	8,700	03/01/2013
B985171	DEMOLITION	0	07/01/1998
7579	MH MOVE-ON	5,000	12/06/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1645/1029	10/12/2009	QC	U	I	11	100
GRANTOR: POWERS JOSEPH MICHAEL						
GRANTEE: GRIFFIN CAROLYN ANN						
1580/0230	8/06/2008	PR	U	I	24	100
GRANTOR: GRIFFIN CAROLYN ANN P						
GRANTEE: GRIFFIN CAROLYN ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W37 UOP=[YR=1993] N6 W12 S6 E12$ W21
FST=[YR=1993] W14 FOP=[YR=1993] W8 S8 FGR=[YR=1993] S23 E27
N13 W4 N10 W23$ E8 N8$ S8 E14 N8$ S8 E1 S10 E4 S13 E16
FOP=[YR=1993] S10 E14 N10 W14$ E37 N31$.

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
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	44	1,540	
6	0940	SHEDS/PORT	0	100	12	20	240.00	SF	20.10	20.10	100	1974	1974	3	20	965	
7	0940	SHEDS/PORT	0	100	10	14	140.00	SF	13.20	13.20	100	1971	1971	3	20	370	

LAND DESCRIPTION

TOTAL OB/XF 2,875

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	6.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	104,000							

REVIEW DATE 06/29/2018 BY KBA Total Acres: 6.50 Total Land Value: 104,000 Market: 0 Agricultural: 0 Common: 104,000 PRINTED 08/02/2023 BY SYS