IN OR 2493/1517
(EX DB 235 PG 380)

BOWEN JERRA N
540485 US HWY 1
CALLAHAN, FL 32011

2023

10-1N-25-0000-0011-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

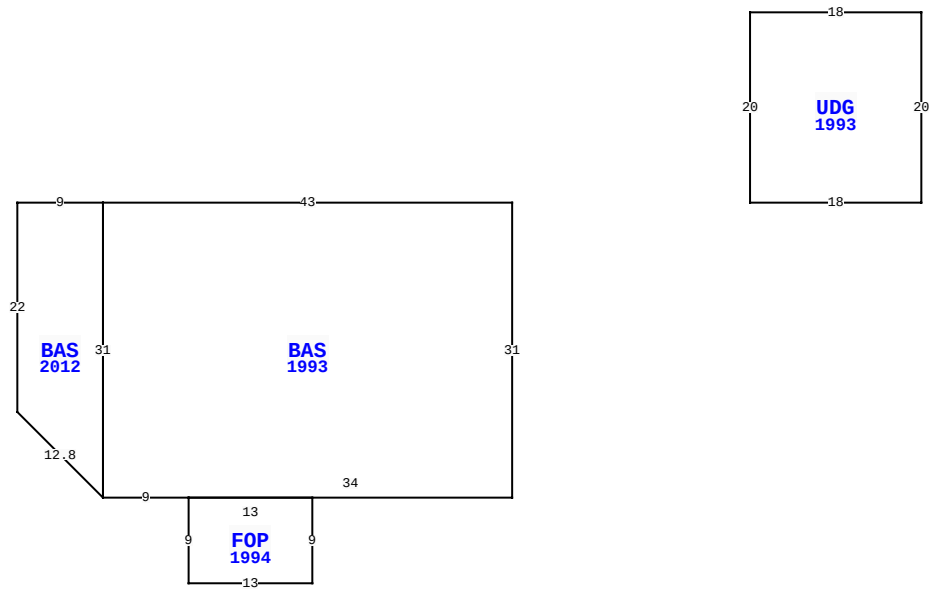
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8028.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,333	100	1,333	43,201
BAS	239	100	239	7,746
FOP	117	30	35	1,134
UDG	360	55	198	6,417
TOTALS	2,049		1,805	58,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,805	79.8000	72.02	129,996	1956	1956	0	0	20	35.00	45.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1572 HX Base Yr 2022



540485 US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		58,498
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		31,500
TOTAL MARKET VALUE		89,998
SOH/AGL Deduction		0
ASSESSED VALUE		89,998
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		34,998
TOTAL JUST VALUE		89,998
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2493/1517	9/02/2021	QC	U	I	11	100
GRANTOR: HINTON JEAN N						
GRANTEE: BOWEN JERRA N						
2493/0945	9/02/2021	FJ	U	I	11	0
GRANTOR: NEELY DOLORES K EST						
GRANTEE: HINTON JEAN N & JAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 BAS=[YR=2012] W9 S22 D9 R9 N31$ S31 E9 FOP=[YR=1994] S9 E13 N9 W13$ E34 N31$ PTR=E25 UDG=[YR=1993] E18 N20 W18 S20 $W25$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	0.90	35,000.00	31,500.00	31,500							

REVIEW DATE 04/12/2023 BY KW Total Acres: 1.00 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 08/02/2023 BY SYS