

BLOCK 3 LOT 28  
IN OR 1623/171  
NASSAU PLANTATIONS UNR

PERDOMO GLORIA  
54102 PLANTATION ROAD  
CALLAHAN, FL 32011

2023

10-1N-25-2880-0003-0280



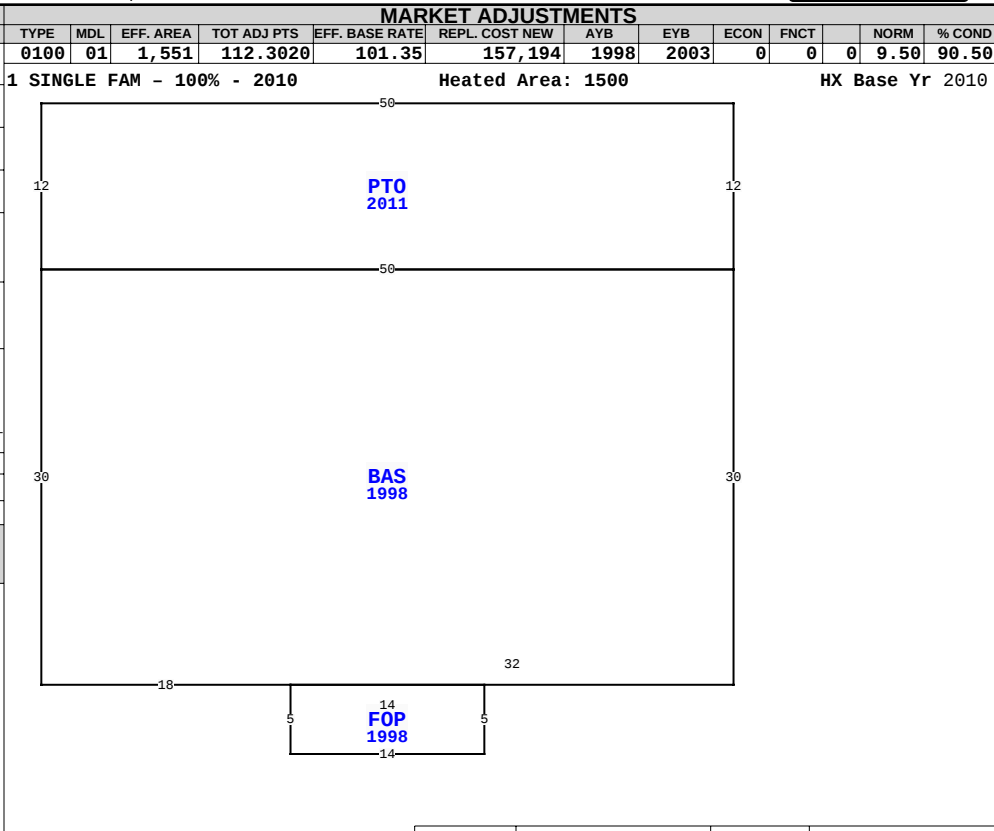
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 15 | CONC BLOCK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 11 | CLAY TILE 70   |
| Interior Floo            | 14 | CARPET 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 | 8025.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,500            | 100         | 1,500        | 137,583              |
| FOP       | 70               | 30          | 21           | 1,926                |
| PTO       | 600              | 5           | 30           | 2,752                |
| TOTALS    | 2,170            |             | 1,551        | 142,261              |

| EXTRA FEATURES |            |             |         |   |   |       |    |          |                |
|----------------|------------|-------------|---------|---|---|-------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R    | ADJ UNIT PRICE |
| 6              | 0504       | FP-ELECTRI  | 0 100   | 0 | 0 | 1.00  | UT | 2,000.00 | 2,000.00       |
| 7              | 0476       | VF 6 SBPL   | 0 100   | 0 | 0 | 36.00 | LF | 32.00    | 32.00          |
| 8              | 0475       | VF 4 SBPL   | 0 100   | 0 | 0 | 48.00 | LF | 14.00    | 14.00          |
| 9              | 0469       | VF LATTIC   | 0 100   | 0 | 0 | 48.00 | SF | 5.50     | 5.50           |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 |     | OR       | 0.00  | 0.00  | 1.00        |



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

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 3,351       |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |              |  |
|---------------------------|--|--------------|--|
| PAGE 1 of 1               |  |              |  |
| VALUATION SUMMARY         |  |              |  |
| VALUATION BY              |  | STANDARD     |  |
| Tax Group: 6              |  | Tax Dist:    |  |
| BUILDING MARKET VALUE     |  | 142,261      |  |
| TOTAL MARKET OB/XF VALUE  |  | 3,351        |  |
| TOTAL LAND VALUE - MARKET |  | 35,000       |  |
| TOTAL MARKET VALUE        |  | 180,612      |  |
| SOH/AGL Deduction         |  | 79,990       |  |
| ASSESSED VALUE            |  | 100,622      |  |
| TOTAL EXEMPTION VALUE     |  | HX HB 50,000 |  |
| BASE TAXABLE VALUE        |  | 50,622       |  |
| TOTAL JUST VALUE          |  | 180,612      |  |
| NCON VALUE                |  | 0            |  |
| INCOME VALUE              |  |              |  |
| PREVIOUS YEAR MKT VALUE   |  | 155,293      |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20004240   | REPAIR/RRF  | 12,069 | 05/18/2020 |
| B1226611   | XFOB        | 14,339 | 11/01/2012 |
| B25043     | ADDITION    | 1,495  | 08/01/2011 |
| B984859    | NEW CONSTR  | 74,000 | 04/01/1998 |
| 7008       | REPAIR/RRF  | 1,190  | 02/20/1991 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 1623/0171                      | 5/22/2009 | WD        | U   | I   | 12     |
|                                |           |           |     |     | 99,900 |
| GRANTOR: FEDERAL NATIONAL MORT |           |           |     |     |        |
| GRANTEE: PERDOMO GLORIA        |           |           |     |     |        |
| 1570/1696                      | 6/10/2008 | CT        | U   | I   | 14     |
| GRANTOR: CLERK OF COURT        |           |           |     |     |        |
| GRANTEE: FEDERAL NATIONAL MO   |           |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| PTO=[YR=2011] W50 S12 BAS=[YR=1998] S30 E18 FOP=[YR=1998] S5 E14 N5 W14\$ E32 N30 W50\$ E50 N12\$. |  |  |  |  |  |  |  |  |  |