BLOCK 6 LOT 1
IN OR 2497/1722
1984 REGA DW/MH

MOONEY TERESA A
P O BOX 52
HILLIARD, FL 32046

2023

10-1N-25-2880-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8025.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	13,466
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	48,466
SOH/AGL Deduction	899
ASSESSED VALUE	47,567
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,567
TOTAL JUST VALUE	48,466
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,453

SCRN ENCLSR (40X29)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-04776	SCREEN ENCLOSURE	12,000	04/13/2023
22012056	CO ISSUED	0	01/27/2023
B2217840	SWIM POOL	15,000	12/05/2022
22012056	NEW CONSTR	191,528	08/05/2022
B2308138	GARAGE 1200 SQFT		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2497/1722	9/15/2021	WD	Q	I	02	61,500
GRANTOR: CARTER JAY B						
GRANTEE: MOONEY TERESA A						
1763/0331	10/28/2011	WD	U	I	18	34,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: CARTER JAY B						

BLD DATE	03/05/2008 KWJW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

54285 PLANTATION RD, CALLAHAN

BUILDING NOTES

BUILDING DIMENSIONS

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	0811	CONCRETE B	0	0	10	60	600.00	SF	5.20	5.20	100	1984	1984	3	47	1,466	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1984	1984	3	100	6,000	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1984	1984	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 13,466

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	000001	C	V RS W/XFOB	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 12/21/2022 BY KW Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS