LOT 6
NASSAU PLANTATIONS #2 PB 5/109

**RAMOS DE LEON DAVID ENRIQUE**
54115 SUNSHINE DR
CALLAHAN, FL 32011

**2023**

**10-1N-25-2882-0006-0000**

## BUILDING CHARACTERISTICS

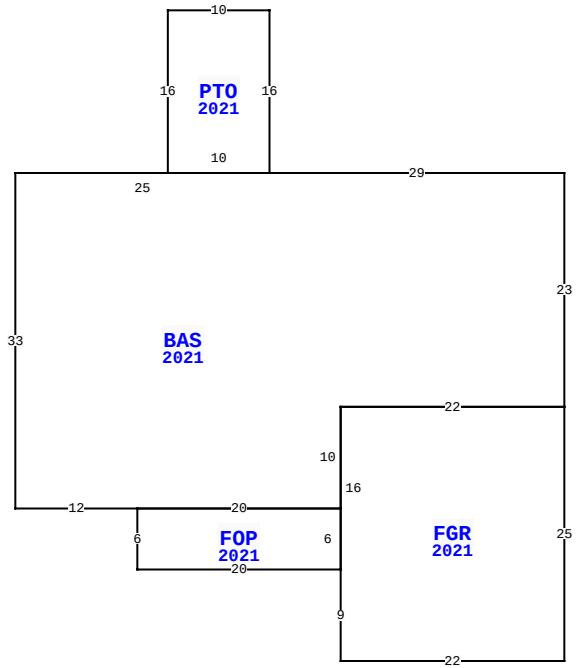
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 90 |
| Exterior Wall | 20 | FACE BRICK 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 |
| 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 | 1,562 | 100 | 1,562 | 201,618 |
| FGR | 550 | 55 | 302 | 38,981 |
| FOP | 120 | 30 | 36 | 4,646 |
| PTO | 160 | 5 | 8 | 1,032 |
| TOTALS | 2,392 | | 1,908 | 246,278 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,908 | 108.7800 | 129.18 | 246,475 | 2021 | 2021 | 0 | 0 | 0 | 0.08 | 99.92 |

3 SNGL FAM – 100% - 2023 Heated Area: 1562 HX Base Yr 2023




54115 SUNSHINE DR, 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 | | 246,278 |
| TOTAL MARKET OB/XF VALUE | | 7,043 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 288,321 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 288,321 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 238,321 |
| TOTAL JUST VALUE | | 288,321 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 225,303 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20012787 | CO ISSUED | 0 | 07/14/2021 |
| 20012787 | NEW CONSTR | 219,144 | 12/21/2020 |
| E017835 | CHNGE SRVC | 600 | 03/01/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2479/0200 | 7/09/2021 | TD | Q | V | 01 | 223,500 |
| GRANTOR: SCAFF LIVING TRUST | | | | | | |
| GRANTEE: DE LEON DAVID ENRIQ | | | | | | |
| 2290/1188 | 7/08/2019 | WD | Q | I | 02 | 21,000 |
| GRANTOR: SWAIN CYNTHIA | | | | | | |
| GRANTEE: SCAFF LIVING TRUST | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W29 PTO=[YR=2021] N16 W10 S16 E10$ W25 S33 E12 FOP=[YR=2021] S6 E20 FGR=[YR=2021] S9 E22 N25 W22 S16$ N6 W20$ E20 N10 E22 N23$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,291.00 | SF | 5.20 | 5.20 | 100 | 2021 | 2021 | 3 | 100 | 6,713 | |
| 5 | 1127 | BRICK 8" | 0 | 100 | 0 | 0 | 30.00 | SF | 11.00 | 11.00 | 100 | 2021 | 2021 | 3 | 100 | 330 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,043

| 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 | | OR | 100.00 | 433.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 07/19/2021 BY KB Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS