LOT 9
IN OR 1633/274
NASSAU PLANTATIONS #2 PB 5/109

DEEN RICKY & SONIA C
54045 SUNSHINE DR
CALLAHAN, FL 32011-7857

2023

10-1N-25-2882-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

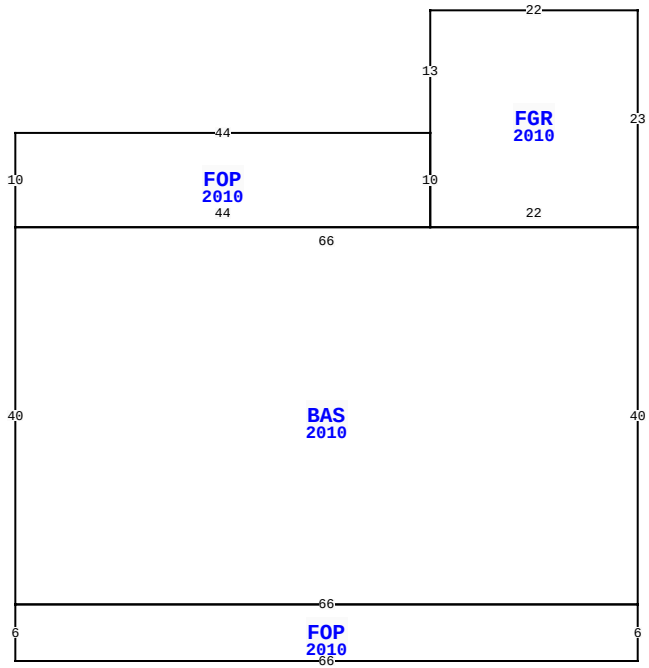
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,640	100	2,640	262,503
FGR	506	55	278	27,642
FOP	396	30	119	11,832
FOP	440	30	132	13,125
TOTALS	3,982		3,169	315,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,169	116.5824	105.22	333,442	2010	2010	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2011 Heated Area: 2640 HX Base Yr 2011



54045 SUNSHINE DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		315,103
TOTAL MARKET OB/XF VALUE		12,089
TOTAL LAND VALUE - MARKET		29,750
TOTAL MARKET VALUE		356,942
SOH/AGL Deduction		180,893
ASSESSED VALUE		176,049
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		126,049
TOTAL JUST VALUE		356,942
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22965	CO ISSUED	0	06/01/2010
M14955	H/AC	0	12/01/2009
E22254	ELEC OTHER	0	11/01/2009
P0913993	OTHER	0	10/01/2009
R0912151	REPAIR/RRF	5,000	10/01/2009
B0922965	NEW CONSTR	262,218	10/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1633/0274	7/24/2009	WD	Q	V	01	30,000
GRANTOR: ARWOOD JOHN						
GRANTEE: DEEN RICKY & SONIA						
1452/0850	10/16/2006	WD	U	V	23	15,000
GRANTOR: WOODS REBECCA A						
GRANTEE: ARWOOD JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2010] W22 S13 FOP=[YR=2010] W44 S10 BAS=[YR=2010] S40 FOP=[YR=2010] S6 E66 N6 W66$ E66 N40 W66$ E44 N10$ S10 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
1	0812	CONCRETE C	0	100	0	0	3,285.00	SF	4.00	4.00	100	2010	2010	3	92	12,089	

LAND DESCRIPTION

TOTAL OB/XF 12,089

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	0006	OR	100.00	433.00	1.00	LT		1.00	1.00	0.85	35,000.00	29,750.00	29,750							

REVIEW DATE 04/20/2020 BY KBA Total Acres: 0.00 Total Land Value: 29,750 Market: 0 Agricultural: 0 Common: 29,750 PRINTED 08/02/2023 BY SYS