PT LOTS 59 & 70 OF SEC 11
IN OR 2496/1981
& ESMT IN OR 2487/31

SCHILLING JOHN J LIVING TRUST
43065 ALVINO CATFISH LN
CALLAHAN, FL 32011

2023

11-1N-24-0000-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

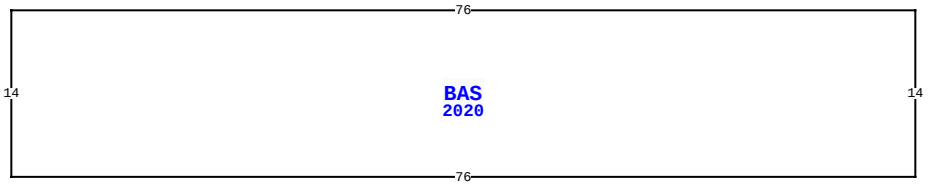
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	18,424
TOTALS	1,064		1,064	18,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0830	02	1,064	88.8000	57.72	61,414	1989	1989	0	0	0	70.00	30.00

1 MH 93NO RP – 0% - 0 Heated Area: 1064 HX Base Yr



34074 TABBY CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	18,424
TOTAL MARKET OB/XF VALUE	3,864
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	82,288
SOH/AGL Deduction	16,247
ASSESSED VALUE	66,041
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,041
TOTAL JUST VALUE	82,288
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2496/1981	8/26/2021	WD	U	I	11	100
GRANTOR: SCHILLING JOHN J						
GRANTEE: SCHILLING JOHN J LI						
2487/0031	8/10/2021	WD	U	I	11	100
GRANTOR: SCHILLING JOHN J ET A						
GRANTEE: SCHILLING JOHN J ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W76 S14 E76 N14$.

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	0510	GARAGE WD-	0	0	24	23	552.00	SF	35.00	35.00	100	1984	1984	3	20	3,864	

TOTAL OB/XF 3,864

LAND DESCRIPTION

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	000115	C	SFR ACRES	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 08/26/2021 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS