

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	15	CONC BLOCK 70		
Exterior Wall	05	AVERAGE 30		
Roof Structure	04	WOOD TRUSS 100		
Roof Cover	02	ROLL COMP 100		
Interior Wall	01	MINIMUM 100		
Interior Floor	03	CONC FINSH 100		
Ceiling	02	F.NOT SUS 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Fixtures Frame	1 100	MASONRY 100		
Story Height RMS	8 100			
Stories	1. 1. 100			
Units	0 100			
BUD8 Adjustme Occupancy	04 DIST 01 100	00 NONE 100		
Quality	03	Quality Level 03		
DOR CODE	1100	STORES, 1 STORY		
MAP NUM		MKT AREA 09		
NEIGHBORHOOD/LOC	9002	00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	171	100	171	1,367
CAN	57	30	17	136
TOTALS	228		188	1,503

EXTRA FEATURES

L N	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	0803	ASPHALT C	0 0	0 0	6,000.00	SF	2.00	2.00	100	1998	1998	3	50	6,000	
2	0940	SHEDS/PORT	0 0	8 8	64.00	SF	30.00	30.00	100	1980	1980	3	20	384	
3	0500	FP-PRE FAB	0 0	0 0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
5	0402	CONC BUMPE	0 0	0 0	1.00	UT	25.00	25.00	100	1980	1980	3	49	12	
6	0971	ST LGHT OV	0 0	0 0	1.00	UT	1,555.00	1,555.00	100	1980	1980	3	20	311	
8	0681	POLE SHED	0 0	11 7	77.00	SF	15.00	15.00	100	2002	2002	3	32	370	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001100	C	STORE 1FLR	0		CG	0.00	0.00	1.33	AC		1.00	1.00	1.00	25,000.00	25,000.00	33,250							

REVIEW DATE 02/22/2018 BY KK

Total Acres: 1.33

Total Land Value: 33,250

Market: 0

Agricultural: 0

Common: 33,250

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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% CONDO
8600	04	188	66.6225	15.99	3,006	1987	1987	0	0	0 50.00	50.00

1 BARNS - 0% - 0

Heated Area: 171

HX Base Yr

BAS 1993

CAN 1999

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		86,341
TOTAL MARKET OB/XF VALUE		9,317
TOTAL LAND VALUE - MARKET		33,250
TOTAL MARKET VALUE		128,908
SOH/AGL Deduction		31,485
ASSESSED VALUE		97,423
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		97,423
TOTAL JUST VALUE		128,908
NCON VALUE		0
INCOME VALUE		68,914
PREVIOUS YEAR MKT VALUE		93,697

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1421/1370	6/21/2006	WD	Q	I		135,000

GRANTOR: SMITH CHARLES E & EVA

GRANTEE: PETTY DENNIS

1114/0184 2/19/2003 WD U I 05 127,000

GRANTOR: TODD EDDIE S & CONNIE

GRANTEE: SMITH CHARLES E & E

BUILDING NOTES

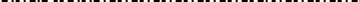
BUILDING DIMENSIONS

BAS=[YR=1993] W19 S9 CAN=[YR=1999] S3 E19 N3 W19\$ E19 N9\$.

[illegible]

PETTY DENNIS/
43297 THOMAS CREEK ROAD
CALLAHAN, FL 32011

2023

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