PT OF SW1/4 OF NW1/4 OF
SEC 14-2N-25E & PT OF ABND
RR R/W

THOMAS TANYA E
55055 MT OLIVE RD
CALLAHAN, FL 32011

2023

14-2N-25-0000-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

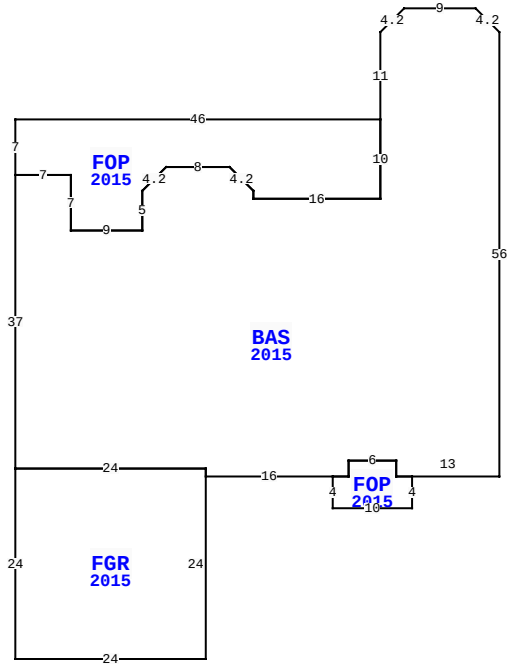
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	6000	PASTURELAND 1
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,482	100	2,482	288,035
FGR	576	55	317	36,788
FOP	52	30	16	1,857
FOP	428	30	128	14,854
TOTALS	3,538		2,943	341,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,943	103.1415	122.48	360,459	2015	2015	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2016 Heated Area: 2482 HX Base Yr 2016



55055 MT OLIVE RD, CALLAHAN

BLD DATE	03/03/2023	NW	LGL DATE		
XF DATE	06/19/2008	JW	LAND DATE	05/19/2023	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		341,535
TOTAL MARKET OB/XF VALUE		115,768
TOTAL LAND VALUE - MARKET		77,350
TOTAL MARKET VALUE		492,908
SOH/AGL Deduction		176,361
ASSESSED VALUE		316,547
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		266,547
TOTAL JUST VALUE		534,653
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,366

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004373	ADDITION	26,385	06/01/2018
1800717	SWIM POOL	38,000	03/01/2018
B1530459	CO ISSUED	0	10/28/2015
B1530459	NEW CONSTR	300,975	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2144/0370	8/22/2017	WD	U	I	11	100
GRANTOR: CLEMONS MICHAEL						
GRANTEE: CLEMONS TANYA E KNA						
2124/0794	5/10/2017	QC	U	I	11	100
GRANTOR: CLEMONS MICHEAL						
GRANTEE: CLEMONS TANYA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] U3 L3 W9 L3 D3 S11 FOP=[YR=2015] W46 S7 E7 S7 E9 N5 U3 R3 E8 D3 R3 S1 E16 N10$ S10 W16 N1 U3 L3 W8 D3 L3 S5 W9 N7 W7 S37 FGR=[YR=2015] S24 E24 N24 W24$ E24 S1 E16 FOP=[YR=2015] S4 E10 N4 W2 N2 W6 S2 W2$ E2 N2 E6 S2 E13 N56$.

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
6	0810	CONCRETE A	0	100	0	0	580.00	SF	6.50	6.50	100	2015	2015	3	96	3,619	
7	1122	CB 6"	0	100	0	0	48.00	SF	5.85	5.85	100	2015	2015	3	96	270	
8	0681	POLE SHED	0	100	20	24	480.00	SF	15.00	15.00	100	2018	2018	3	90	6,480	
9	0861	POOL GUNIT	0	100	0	0	360.00	SF	85.00	85.00	100	2018	2018	3	90	27,540	
10	0855	CONC PAVER	0	100	0	0	790.00	SF	10.00	10.00	100	2018	2018	3	98	7,742	
11	0911	SCRN RM A	0	100	0	0	1,150.00	SF	17.50	17.50	100	2018	2018	3	86	17,308	
12	0855	CONC PAVER	0	100	0	0	503.00	SF	10.00	10.00	100	2018	2018	3	98	4,929	
13	0202	BARN WD 30	0	100	80	42	3,360.00	SF	15.00	15.00	100	2020	2020	3	95	47,880	

LAND DESCRIPTION

TOTAL OB/XF 115,768

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	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005010	A	SVCE ACRGE	0			0.00	0.00	1.21	AC		1.00	1.00	1.00	500.00	500.00	605							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	1.21	AC		1.00	1.00	1.00	35,000.00	35,000.00	42,350							

REVIEW DATE 12/14/2021 BY KB Total Acres: 2.21 Total Land Value: 35,605 Market: 42,350 Agricultural: 605 Common: 35,000 PRINTED 08/02/2023 BY SYS