

SUB LOT 2
IN OR 1476/279
EX OR 419 PG 59

RHYMES CLEON & PAMELA
55054 MOUNT OLIVE ROAD
CALLAHAN, FL 32011

2023

14-2N-25-0000-0009-0000



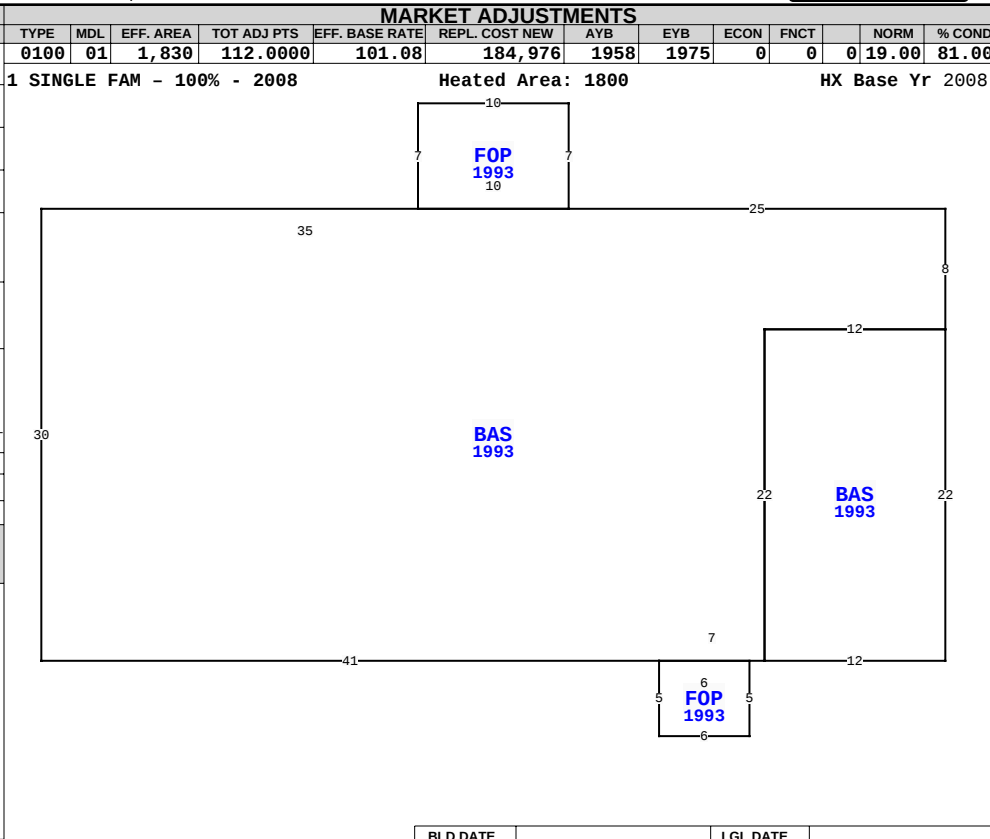
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	264	100	264	21,615
BAS	1,536	100	1,536	125,760
FOP	30	30	9	737
FOP	70	30	21	1,720
TOTALS	1,900		1,830	149,831

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	12	10	120.00	SF	21.30	21.30

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.58



55054 MT OLIVE RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	149,831		
TOTAL MARKET OB/XF VALUE	511		
TOTAL LAND VALUE - MARKET	55,300		
TOTAL MARKET VALUE	205,642		
SOH/AGL Deduction	97,756		
ASSESSED VALUE	107,886		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	57,886		
TOTAL JUST VALUE	205,642		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	180,367		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6052	REMODEL	12,000	10/11/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1476/0279	2/02/2007	WD	Q	I		144,500	
GRANTOR: ARMSTRONG JOHN F SR &							
GRANTEE: RHYMES CLEON & PAME							
0687/1788	9/07/1993	WD	Q	I		64,800	
GRANTOR: LINDSEY CHARLES & P							
GRANTEE: ARMSTRONG JOHN SR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W25 FOP=[YR=1993] N7 W10 S7 E10\$ W35 S30 E41 FOP=[YR=1993] S5 E6 N5 W6\$ E7BAS=[YR=1993] E12 N22 W12 S22\$ N22E12 N8\$.									