PT OF GOVT LOT 2
IN OR 2493/1626

D'ANGELO MARK S JR & ELIZABETH BLAKE
55162 JEWEL THOMAS ROAD
CALLAHAN, FL 32011

2023

15-2N-25-0000-0001-0190

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

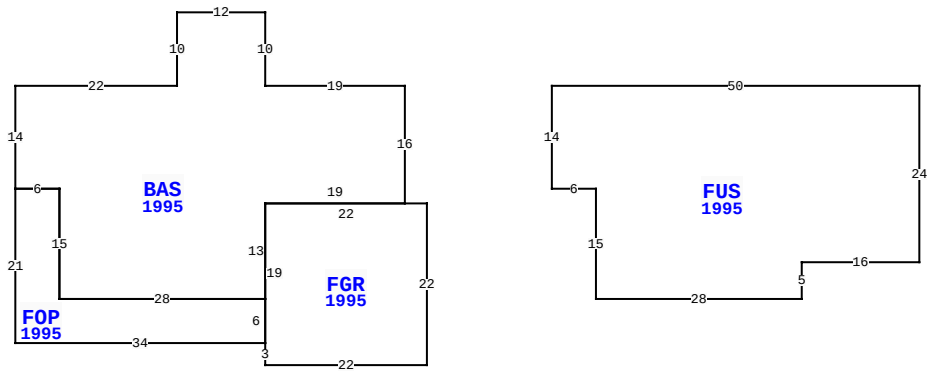
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	1,320	170,694
FGR	484	55	266	34,397
FOP	294	30	88	11,380
FUS	1,280	100	1,280	165,521
TOTALS	3,378		2,954	381,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,954	115.2346	136.84	404,225	1995	2010	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2022 Heated Area: 2600 HX Base Yr 2022



55162 JEWEL THOMAS RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		381,993
TOTAL MARKET OB/XF VALUE		11,714
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		428,707
SOH/AGL Deduction		88,787
ASSESSED VALUE		339,920
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		289,920
TOTAL JUST VALUE		428,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,019

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001799	REPAIR/RRF	9,000	02/27/2020
B952082	NEW CONSTR	100,000	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2493/1626	8/20/2021	QC	U	I	11	100
GRANTOR: D'ANGELO MARK S JR &						
GRANTEE: D'ANGELO MARK S JR						
2349/0670	3/12/2020	WD	Q	I	05	314,700
GRANTOR: THOMAS LONNIE H JR &						
GRANTEE: D'ANGELO MARK S JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W19 N10 W12 S10 W22 S14 FOP=[YR=1995] S21 E34 FGR=[YR=1995] S3 E22 N22 W22 S19$ N6 W28 N15 W6 $ E6 S15 E28 N13 E19 N16$ PTR= E20 FUS=[YR=1995] E50 S24 W16 S5 W28 N15 W6 N14$W20$.

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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	5,530	
2	0811	CONCRETE B	0	100	0	0	908.00	SF	5.20	5.20	100	1995	1995	3	72	3,400	
3	0680	POLE SHED	0	100	40	24	960.00	SF	10.00	10.00	100	2000	2000	3	29	2,784	

LAND DESCRIPTION

TOTAL OB/XF 11,714

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	100	0005		0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 10/08/2020 BY KB Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS