

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	0	100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	9013.00	09

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,672	100	1,672	243,577
FGR	756	55	416	60,603
FOP	54	30	16	2,331
FOP	220	30	66	9,615
FSP	200	40	80	11,654
FUS	1,123	100	1,123	163,599
STR	52	10	5	728
TOTALS	4,077		3,378	492,107

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	684.00	SF	5.20	5.20
2	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00

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		PUD	0.00	0.00	8.60
2	009605	C	WETLANDS	100		PUD	0.00	0.00	8.20

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,378	122.6820	145.68	492,107	2021	2021	0	0
2 SNGL FAM - 100% - 2023									
Heated Area: 2795									
HX Base Yr 2023									

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		PUD	0.00	0.00	8.60
2	009605	C	WETLANDS	100		PUD	0.00	0.00	8.20

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 6	Tax Dist:								
BUILDING MARKET VALUE	528,249								
TOTAL MARKET OB/XF VALUE	5,557								
TOTAL LAND VALUE - MARKET	153,200								
TOTAL MARKET VALUE	687,006								
SOH/AGL Deduction	0								
ASSESSED VALUE	687,006								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	637,006								
TOTAL JUST VALUE	687,006								
NCON VALUE	0								
INCOME VALUE	0								
PREVIOUS YEAR MKT VALUE	551,274								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016772	CO ISSUED	0	12/03/2021
19009781	GARAGE	93,561	09/17/2019
19001236	NEW CONSTR	375,386	02/08/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2650/1567	6/24/2023	QC	U	I	11	120,200	
GRANTOR: LANGSTON BENJAMIN J &							
GRANTEE: LANGSTON ASHLEY NIC							
2189/0075	4/06/2018	WD	Q	V	01	65,000	
GRANTOR: ALLAN DAVID G & SANDR							
GRANTEE: LANGSTON BENJAMIN J							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W16 N5 W11 FSP=[YR=2021] N5 W21 S5 E1 S5 E19 N5 E1\$ W1 S5 W19 N5 W14 S35 E12 FOP=[YR=2021] S4 E25									
FGR=[YR=2021] S17 E27 N28 W27 S11\$ N11 W3 S3 W16 N3 W5 S7 W1 \$ E1 N7 E5 S3 E16 N3 E27 N4 FOP=[YR=2021] E6 N9 W6 S9\$ N19\$									
PTR= E20 FUS=[YR=2021] E9 N7 E10 S7 E9 STR=[YR=2021] N13 E4 S13 W4\$ E4 N13 E24 S12 W5 S17 W23 N5 W9 S7 W10 N7 W9 N11\$ W20\$.									

LANGSTON ASHLEY NICOLE SOWERS
34902 STEEPLE CHASE WAY
CALLAHAN, FL 32011

16-1N-24-2090-0037-0000

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