E1/2 OF LOT 34 (S-1 & S-2)
IN OR 1578/81
ESMT OR 1302/230

HAAG DOMINIQUE L & VENEISHA REVOC LVG TRUST/HAAG V
43201 MOSSY BRANCH
CALLAHAN, FL 32011

2023

16-1N-25-2910-0034-0010

BUILDING CHARACTERISTICS

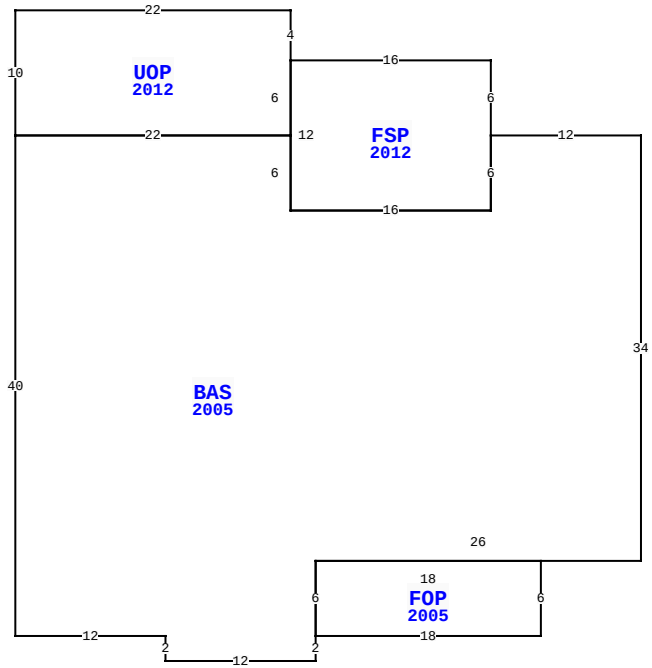
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,772	100	1,772	126,946
FOP	108	30	32	2,292
FSP	192	40	77	5,517
UOP	220	20	44	3,152
TOTALS	2,292		1,925	137,907

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,925	110.2500	99.50	191,538	2005	2005	20	0	0	8.00	72.00

1 SINGLE FAM – 0% - 0 Heated Area: 1772 HX Base Yr



43812 FREEDOM DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	137,907
TOTAL MARKET OB/XF VALUE	6,277
TOTAL LAND VALUE - MARKET	91,800
TOTAL MARKET VALUE	235,984
SOH/AGL Deduction	34,254
ASSESSED VALUE	201,730
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	201,730
TOTAL JUST VALUE	235,984
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14620	ELEC OTHER	2,000	03/01/2005
R07298	REPAIR/RRF	4,500	03/01/2005
B14686	NEW CONSTR	149,156	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1578/0081	7/22/2008	QC	U	I	06	100
GRANTOR: HAAG DOMINIQUE L & VE						
GRANTEE: HAAG VENEISHA TRUST						
1463/0093	12/04/2006	QC	U	I	07	100
GRANTOR: HAAG DOMINIQUE L						
GRANTEE: HAGG VENEISHA & DOM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W12 FSP=[YR=2012] N6 W16 UOP=[YR=2012] N4 W22 S10 E22 N6$ S12 E16 N6$ S6 W16 N6 W22 S40 E12 S2 E12 N2 FOP=[YR=2005] E18 N6 W18 S6$ N6 E26 N34$.

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	0812	CONCRETE C	0	0	0	0	832.00	SF	4.00	4.00	100	2006	2006	3	88	2,929	
2	0351	CARPORT MT	0	0	18	20	360.00	SF	10.00	10.00	100	2006	2006	3	31	1,116	
3	0940	SHEDS/PORT	0	0	12	20	240.00	SF	30.00	30.00	100	2006	2006	3	31	2,232	

LAND DESCRIPTION

TOTAL OB/XF 6,277

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	0		OR	0.00	0.00	5.10	AC		1.00	1.00	1.00	18,000.00	18,000.00	91,800							

REVIEW DATE 12/29/2017 BY KB Total Acres: 5.10 Total Land Value: 91,800 Market: 0 Agricultural: 0 Common: 91,800 PRINTED 08/02/2023 BY SYS