PT OF SE1/4 OF NE1/4 OF SW1/4
PARCELS 35-3 & 35-4
IN OR 2027/890

COOPER WALTER C JR
P O BOX 909
CALLAHAN, FL 32011

2023

19-2N-25-0000-0035-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

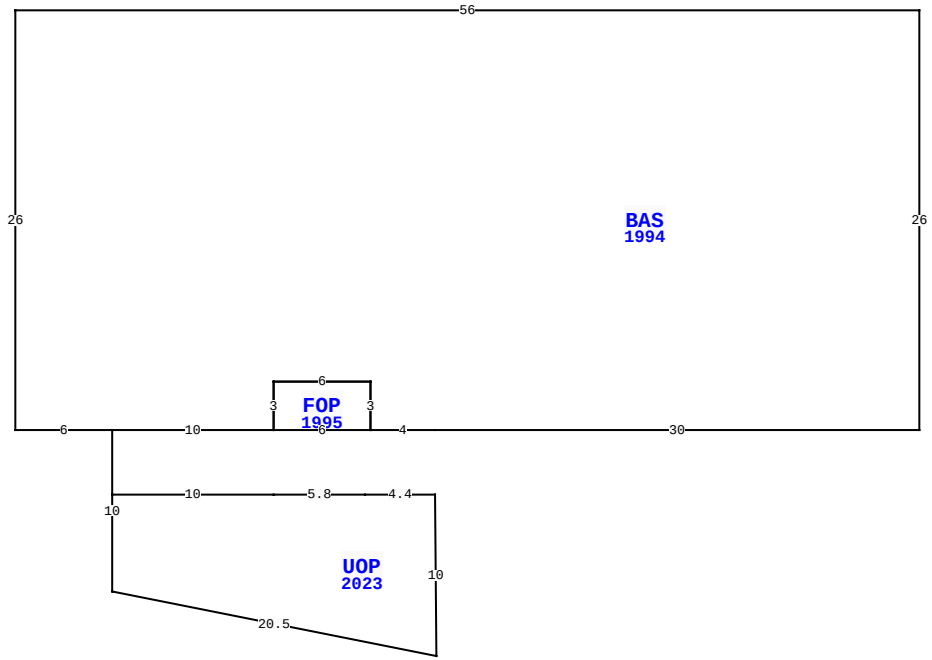
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,438	100	1,438	128,243
FOP	18	30	5	446
UOP	260	20	52	4,637
TOTALS	1,716		1,495	133,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,495	114.2400	103.10	154,134	1994	1994	0	0	0	13.50	86.50

1 SINGLE FAM – 0% - 0 Heated Area: 1438 HX Base Yr



450344 OLD DIXIE HWY, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	133,326
TOTAL MARKET OB/XF VALUE	6,905
TOTAL LAND VALUE - MARKET	36,050
TOTAL MARKET VALUE	176,281
SOH/AGL Deduction	28,114
ASSESSED VALUE	148,167
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	148,167
TOTAL JUST VALUE	176,281
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	148,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93650	NEW CONSTR	66,694	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2027/0890	12/25/2015	QC	U	I	11	100
GRANTOR: COOPER ROBIN Y						
GRANTEE: COOPER WALTER C JR						
0693/0223	11/30/1993	QC	U	V	07	100
GRANTOR: LAWRENCE EDDIE						
GRANTEE: COOPER WALTER & ROB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994;ORIG=0,0] W56 S26 E6 E10 N3 E6 S3 E4 E30 N26 $
UOP=[YR=2023;ORIG=-50,26] S10 D4R20.1 U10L0.1 D0L4.4 U0L5.8 W10 $
FOP=[YR=1995;ORIG=-40,26] E6 N3 W6 S3 $
.

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	0940	SHEDS/PORT	0	0	12	12	144.00	SF	20.10	20.10	100	1985	1985	3	20	579	
2	0810	CONCRETE A	0	0	0	0	432.00	SF	6.50	6.50	100	2000	2000	3	80	2,246	
3	0681	POLE SHED	0	0	0	0	400.00	SF	15.00	15.00	100	2011	2011	3	68	4,080	

LAND DESCRIPTION

TOTAL OB/XF 6,905

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	0004	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	35,000.00	35,000.00	36,050							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.03 Total Land Value: 36,050 Market: 0 Agricultural: 0 Common: 36,050 PRINTED 08/02/2023 BY SYS