

IN OR 453 PG 36
PARCELS 108 & 109
ESMT IN OR 2651-1776

KELLY JOANNE
P O BOX 545
CALLAHAN, FL 32011-0545

2023

19-2N-25-0000-0108-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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
BUD8 Adjustme	06	DIST 1D 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	1,444	100	1,444	76,634
TOTALS	1,444		1,444	76,634

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	16	11	176.00	SF	18.30	18.30	100	1997

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		OR	0.00	0.00	0.23	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,444	91.5200	82.60	119,274	1986	1986	0	0	35.75	64.25
1 SINGLE FAM - 100% - 0											
Heated Area: 1444											
HX Base Yr											
BAS 1993											

TOTAL OB/XF											
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			76,634
TOTAL MARKET OB/XF VALUE			644
TOTAL LAND VALUE - MARKET			8,050
TOTAL MARKET VALUE			85,328
SOH/AGL Deduction			26,999
ASSESSED VALUE			58,329
TOTAL EXEMPTION VALUE			58,329
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			85,328
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			72,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22180	REMODEL	31,000	01/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0453/0036	5/01/1985	MS	U	V	
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W56 S26 E16 N2 E6 S2 E34 N26\$.											