

PT SE1/4 OF SW1/4 OF
SEC 20-2N-24E IN OR 2152/1071
BEING ONLY PT LYING W OF

WHITTY SHELLEY CALTON III L/E/
PO BOX 906
CALLAHAN, FL 32011

2023

20-2N-24-0000-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
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	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

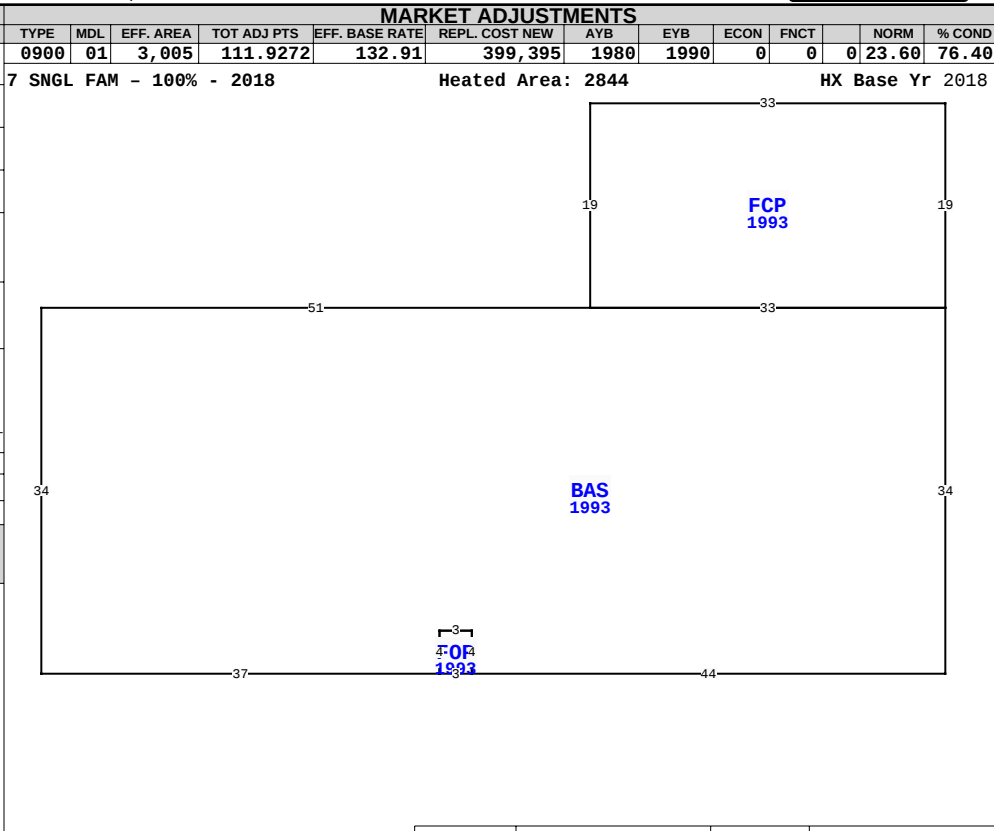
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,844	100	2,844	288,789
FCP	627	25	157	15,942
FOP	12	30	4	406

TOTALS	3,483	3,005	305,138
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
4	0811	CONCRETE B	0 100	0	0	605.00	SF	5.20	5.20	100	1974
7	0812	CONCRETE C	0 100	0	0	3,487.00	SF	4.00	4.00	100	1981
9	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980
12	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1979

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	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC	1.00
2	006000	A	PAST1/HAY	0			0.00	0.00	6.05	AC	1.00
3	009910	M	MKT. VAL. AG	0			0.00	0.00	6.05	AC	1.00

REVIEW DATE	03/10/2022	BY	TWA
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25303 WRIGHTS DAIRY RD, CALLAHAN	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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
4	0811	CONCRETE B	0 100	0	0	605.00	SF	5.20	5.20	100	1974	1974	3	26	818	
7	0812	CONCRETE C	0 100	0	0	3,487.00	SF	4.00	4.00	100	1981	1981	3	38	5,300	
9	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
12	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1979	1979	3	46.5	1,628	

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	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC	1.00
2	006000	A	PAST1/HAY	0			0.00	0.00	6.05	AC	1.00
3	009910	M	MKT. VAL. AG	0			0.00	0.00	6.05	AC	1.00

REVIEW DATE	03/10/2022	BY	TWA
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 6	Tax Dist:										
BUILDING MARKET VALUE	311,762										
TOTAL MARKET OB/XF VALUE	9,461										
TOTAL LAND VALUE - MARKET	90,500										
TOTAL MARKET VALUE	353,885										
SOH/AGL Deduction	194,560										
ASSESSED VALUE	159,325										
TOTAL EXEMPTION VALUE	50,000										
BASE TAXABLE VALUE	109,325										
TOTAL JUST VALUE	411,723										
NCON VALUE	0										
INCOME VALUE											
PREVIOUS YEAR MKT VALUE	253,118										

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2152/1071	10/17/2017	QC	U	I	11	100			
GRANTOR: WHITTY VICKI									
GRANTEE: WHITTY SHELLEY CALT									
2152/1068	10/16/2017	QC	U	I	11	100			
GRANTOR: WRIGHTS NASSAU COUNTY									
GRANTEE: WHITTY VICKI									

BUILDING NOTES											

BUILDING DIMENSIONS											
FCP=[YR=1993] W33 S19 BAS=[YR=1993] W51 S34 E37											
FOP=[YR=1993] E3 N4 W3 S4\$ N4 E3 S4 E44 N34 W33 \$ E33 N19 \$											

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	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC	1.00
2	006000	A	PAST1/HAY	0			0.00	0.00	6.05	AC	1.00
3	009910	M	MKT. VAL. AG	0			0.00	0.00	6.05	AC	1.00

REVIEW DATE	03/10/2022	BY	TWA
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Total Acres: 7.05	Total Land Value: 32,662	Market: 60,500	Agricultural: 2,662	Common: 30,000	PRINTED 08/02/2023 BY SYS
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PO BOX 906
CALLAHAN, FL 32011

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