IN OR 2371/616

JOHNSON HERBERT &/O'QUINN KELLY MARIE
O'QUINN KELLY MARIE (H&W), 543037 US HWY 1
CALLAHAN, FL 32011

2023

20-2N-25-0000-0006-0030

BUILDING CHARACTERISTICS

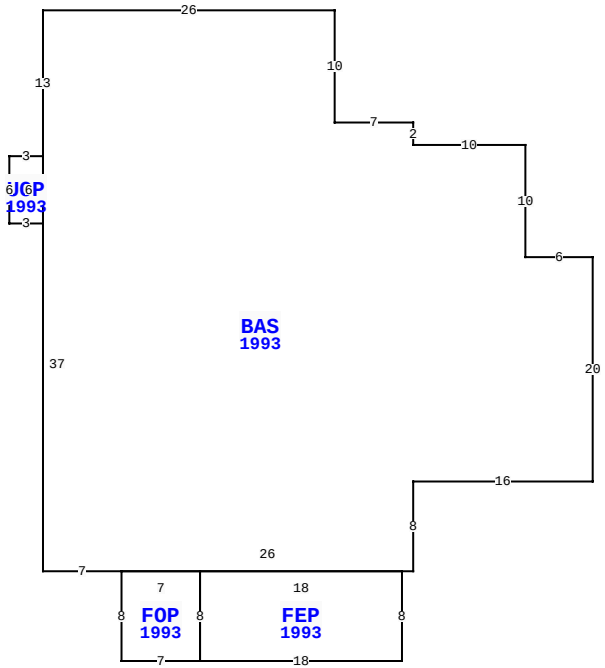
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	09	PINE WOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	2,000	156,230
FEP	144	80	115	8,983
FOP	56	30	17	1,328
UOP	18	20	4	313
TOTALS	2,218		2,136	166,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,136	82.4866	97.95	209,221	1928	1995	0	0	0	20.25	79.75

1 SNGL FAM – 100% - 2021 Heated Area: 2000 HX Base Yr 2021



543037 US HWY 1, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		166,854
TOTAL MARKET OB/XF VALUE		8,852
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		210,706
SOH/AGL Deduction		49,902
ASSESSED VALUE		160,804
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		110,804
TOTAL JUST VALUE		210,706
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7425	REPAIR/RRF	1,000	07/30/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2371/0616	6/24/2020	WD	Q	I	01	222,000
GRANTOR: GUZMAN MICHAEL & MICH						
GRANTEE: JOHNSON HERBERT & K						
2129/0884	6/09/2017	SW	U	I	12	70,500
GRANTOR: BANK OF AMERICA N A						
GRANTEE: GUZMAN MICHAEL & MI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 N10 W10 N2 W7 N10 W26 S13 UOP=[YR=1993] W3 S6 E3 N6$ S37 E7 FOP=[YR=1993] S8 E7 FEP=[YR=1993] E18 N8 W18 S8$ N8 W7$ E26 N8 E16 N20$.

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	100	0	0	1,444.00	SF	2.80	2.80	100	1985	1985	3	49.5	2,001	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1940	1940	3	20	400	
3	0510	GARAGE WD-	0	100	24	24	576.00	SF	28.00	28.00	100	2004	2004	3	40	6,451	

LAND DESCRIPTION

TOTAL OB/XF 8,852

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	000100	C	SFR	100	0004	CG	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS