IN OR 2551/1460

SMITH RUTH
45049 BENRAY LANE
CALLAHAN, FL 32011

2023

21-2N-25-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

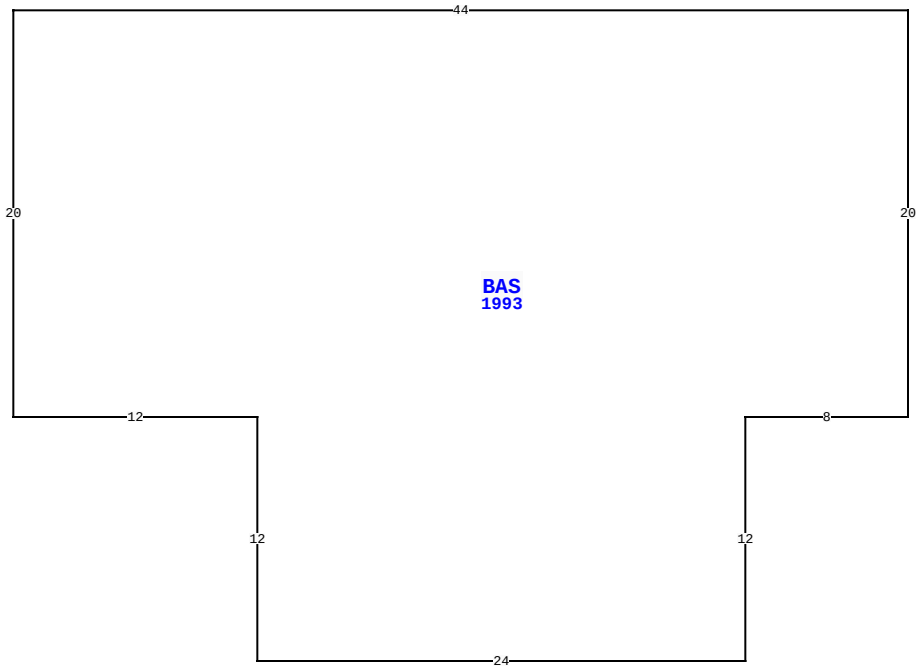
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,168	100	1,168	88,773
TOTALS	1,168		1,168	88,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,168	104.9400	94.71	110,621	1967	1972	0	0	0	19.75	80.25

1 SINGLE FAM – 100% - 0 Heated Area: 1168 HX Base Yr



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

45049 BENRAY LN, CALLAHAN

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		88,773
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		123,773
SOH/AGL Deduction		99,884
ASSESSED VALUE		23,889
TOTAL EXEMPTION VALUE	HX HB	23,889
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		123,773
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514329	REPAIR/RRF	4,950	03/01/2015
M7943	OTHER	0	02/01/2004
M7871	H/AC	0	01/01/2004
B973996	REPAIR/RRF	3,790	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2585/1913	8/23/2022	QC	U	I	11	100
GRANTOR: SMITH VIRGINIA						
GRANTEE: SMITH RUTH						
2551/1460	3/22/2022	QC	U	I	11	100
GRANTOR: SMITH RUTH B						
GRANTEE: SMITH VIRGINIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S20 E12 S12 E24 N12 E8 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/12/2020 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS