

LOT 1267
IN OR 2088/1278
ESMT OR 1521/290

TOLLINCHI NANCY & TAMMATHA L
PO BOX 1298
CALLAHAN, FL 32011

2023

23-1N-24-2180-1267-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	5500	TIMBERLAND 80-89
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

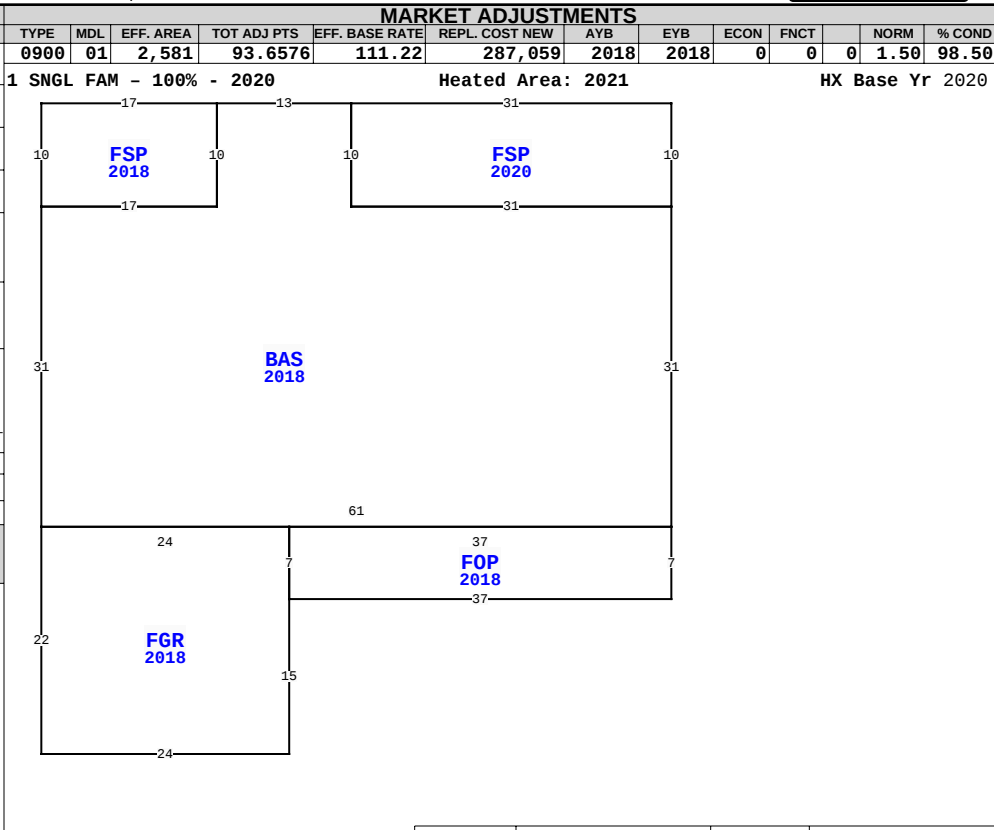
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,021	100	2,021	221,404
FGR	528	55	290	31,770
FOP	259	30	78	8,545
FSP	170	40	68	7,450
FSP	310	40	124	13,584

TOTALS	3,288		2,581	282,753
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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
3	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00	100	2008
4	0200	BARN WD 0-	0 100	36	40	1,440.00	SF	25.00	25.00	100	2008
5	0681	POLE SHED	0 100	36	16	576.00	SF	15.00	15.00	100	2013
6	0811	CONCRETE B	0 100	0	0	789.00	SF	5.20	5.20	100	2018
7	0861	POOL GUNIT	0 100	0	0	726.00	SF	85.00	85.00	100	2021
8	0855	CONC PAVER	0 100	0	0	1,160.00	SF	10.00	10.00	100	2021
9	0462	ST/AL FNC	0 100	70	4	280.00	SF	10.00	10.00	100	2021
10	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	300.00	100	2021

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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	8.00	AC	1.00
2	005000	C	RURAL HOME	100			0.00	0.00	2.00	AC	1.00
3	009910	M	MKT. VAL. AG	0			0.00	0.00	8.00	AC	1.00

REVIEW DATE 05/11/2021 BY TWJH



33221 CRIPPLE HORSE TR, CALLAHAN

TOTAL OB/XF											
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Total Acres: 10.00 Total Land Value: 64,400 Market: 152,000 Agricultural: 4,400 Common: 60,000

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 6	Tax Dist:										
BUILDING MARKET VALUE	282,753										
TOTAL MARKET OB/XF VALUE	107,140										
TOTAL LAND VALUE - MARKET	212,000										
TOTAL MARKET VALUE	454,293										
SOH/AGL Deduction	113,419										
ASSESSED VALUE	340,874										
TOTAL EXEMPTION VALUE	50,000										
BASE TAXABLE VALUE	290,874										
TOTAL JUST VALUE	601,893										
NCON VALUE	0										
INCOME VALUE											
PREVIOUS YEAR MKT VALUE	326,674										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012518	SWIM POOL	70,000	12/15/2020
18003966	CO ISSUED	0	04/19/2018
17006320	NEW CONSTR	274,532	10/10/2017
E20436	ELEC OTHER	1,500	01/01/2008
B19434	ADDITION	0	02/01/2007
WE00480	OTHER	0	01/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2088/1278	12/13/2016	WD	Q	I	01	130,000	
GRANTOR: GAVIN GERALD & DENISE							
GRANTEE: TOLLINCHI NANCY & T							
1803/0784	6/28/2012	WD	U	I	11	100	
GRANTOR: INTERNATIONAL PAPER R							
GRANTEE: WOOTEN THOMAS & OLI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2020] W31 BAS=[YR=2018] W13 FSP=[YR=2018] W17 S10 E17 N10\$ S10 W17 S31 FGR=[YR=2018] S22 E24 N15 FOP=[YR=2018] E37 N7 W37 S7\$ N7 W24\$ E61 N31 W31 N10\$ S10 E31 N10\$.											

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