PT OF SE1/4
IN OR 1129/1087

HENRY CHRISTOPHER L & LISA B
PO BOX 2193
CALLAHAN, FL 32011

2023

23-2N-25-0000-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

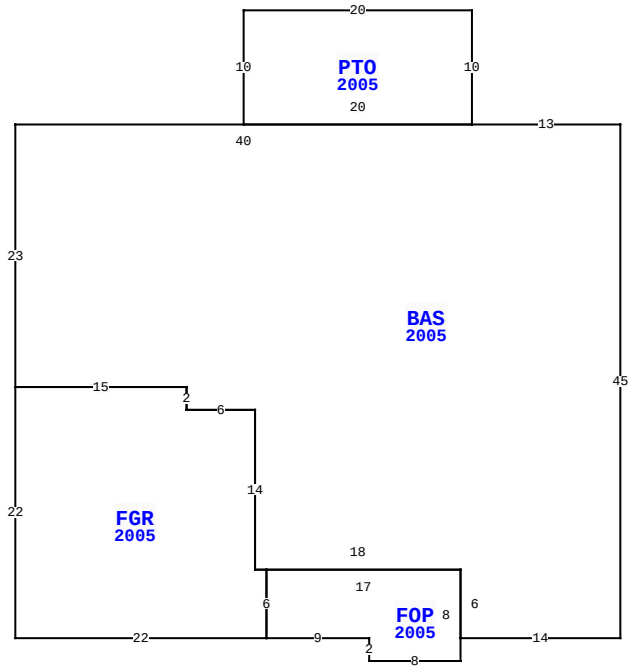
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,827	100	1,827	190,331
FGR	456	55	251	26,148
FOP	118	30	35	3,646
PTO	200	5	10	1,042
TOTALS	2,601		2,123	221,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,123	100.5480	119.40	253,486	2005	2005	0	0	0	12.75	87.25

1 SNGL FAM – 0% - 0 Heated Area: 1827 HX Base Yr



55198 CONIFER TRC, CALLAHAN

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	221,167
TOTAL MARKET OB/XF VALUE	28,269
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	284,436
SOH/AGL Deduction	83,646
ASSESSED VALUE	200,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	200,790
TOTAL JUST VALUE	284,436
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702580	GARAGE	32,464	05/01/2017
E0413949	ELEC OTHER	2,000	12/01/2004
B13112	NEW CONSTR	131,622	06/01/2004
R6350	REPAIR/RRF	4,300	06/01/2004
W275	XFOB	0	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1129/1087	4/14/2003	WD	U	V	06	100

GRANTOR: GANDY JERRY R & BREND

GRANTEE: HENRY CHRISTOPHER &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W13 PTO=[YR=2005] N10 W20 S10 E20$ W40 S23 FGR=[YR=2005] S22 E22 FOP=[YR=2005] E9 S2 E8 N8 W17 S6 $ N6 W1 N14 W6 N2 W15$ E15 S2 E6 S14 E18 S6 E14 N45$.

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	0	0	0	1,486.00	SF	4.00	4.00	100	2005	2005	3	87	5,171	
2	1127	BRICK 8"	0	0	9	4	36.00	SF	11.00	11.00	100	2005	2005	3	96	380	
3	0510	GARAGE WD-	0	0	30	24	720.00	SF	35.00	35.00	100	2017	2017	3	87	21,924	
4	0810	CONCRETE A	0	0	0	0	126.00	SF	6.50	6.50	100	2017	2017	3	97	794	

LAND DESCRIPTION

TOTAL OB/XF 28,269

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	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS