BLOCK 3 PT OF LOT 5
IN OR 592 PG 892
HILL AT THOMAS CREEK PB 5/65

CAMPBELL ROGER & DEBORAH D
43002 WOODPECKER PLACE
CALLAHAN, FL 32011

**2023**

**24-1N-24-0750-0003-0052**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

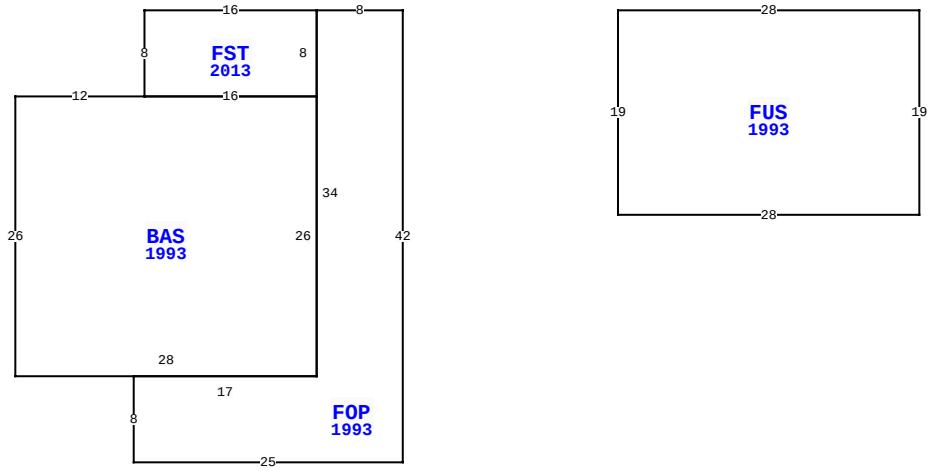
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 08 |
| NEIGHBORHOOD/LOC | 8005.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 728 | 100 | 728 | 61,908 |
| FOP | 472 | 30 | 142 | 12,075 |
| FST | 128 | 55 | 70 | 5,953 |
| FUS | 532 | 100 | 532 | 45,240 |
| TOTALS | 1,860 | | 1,472 | 125,176 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,472 | 111.1800 | 100.34 | 147,700 | 1990 | 1990 | 0 | 0 | 0 | 15.25 | 84.75 |

1 SINGLE FAM – 100% - 0 Heated Area: 1260 HX Base Yr




43002 WOODPECKER PL, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/22/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 125,176 |
| TOTAL MARKET OB/XF VALUE | | 5,860 |
| TOTAL LAND VALUE - MARKET | | 180,000 |
| TOTAL MARKET VALUE | | 311,036 |
| SOH/AGL Deduction | | 180,366 |
| ASSESSED VALUE | | 130,670 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 80,670 |
| TOTAL JUST VALUE | | 311,036 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 201,035 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230004700 | NEW ROOF | 7,000 | 04/12/2023 |
| 3496 | H/AC | 2,650 | 08/13/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0592/0892 | 3/14/1990 | WD | Q | V | | 45,000 |
| GRANTOR: PERRET JOHN P | | | | | | |
| GRANTEE: CAMPBELL ROGER & DE | | | | | | |
| 0581/0777 | 10/13/1989 | WD | U | V | 09 | 52,500 |
| GRANTOR: CONNER DANIEL A | | | | | | |
| GRANTEE: PERRET JOHN P | | | | | | |

## BUILDING NOTES

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 2.00 | UT | 3,500.00 | 3,500.00 | 100 | 1990 | 1990 | 3 | 70 | 4,900 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 16 | 10 | 160.00 | SF | 30.00 | 30.00 | 100 | 1992 | 1992 | 3 | 20 | 960 | |

## BUILDING DIMENSIONS

FOP=[YR=1993] W8 FST=[YR=2013] W16 S8 BAS=[YR=1993] W12 S26E28 N26 W16$ E16 N8$ S34 W17 S8 E25 N42$ PTR= E20 FUS=[YR=1993] E28 S19 W28 N19$ W20$.

## LAND DESCRIPTION

TOTAL OB/XF 5,860

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 0006 | OR | 0.00 | 0.00 | 12.00 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 180,000 | | | | | | | |

REVIEW DATE 09/27/2018 BY TWA Total Acres: 12.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS