

BLOCK 3 LOT 22
IN OR 450/60 SEC 30-1N-25
R235846 & R235847 &

LUST ROBERT O & BOBBIE J
43002 GROUCH LANE
CALLAHAN, FL 32011

2023

24-1N-24-0750-0003-0220



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 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

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8005.00
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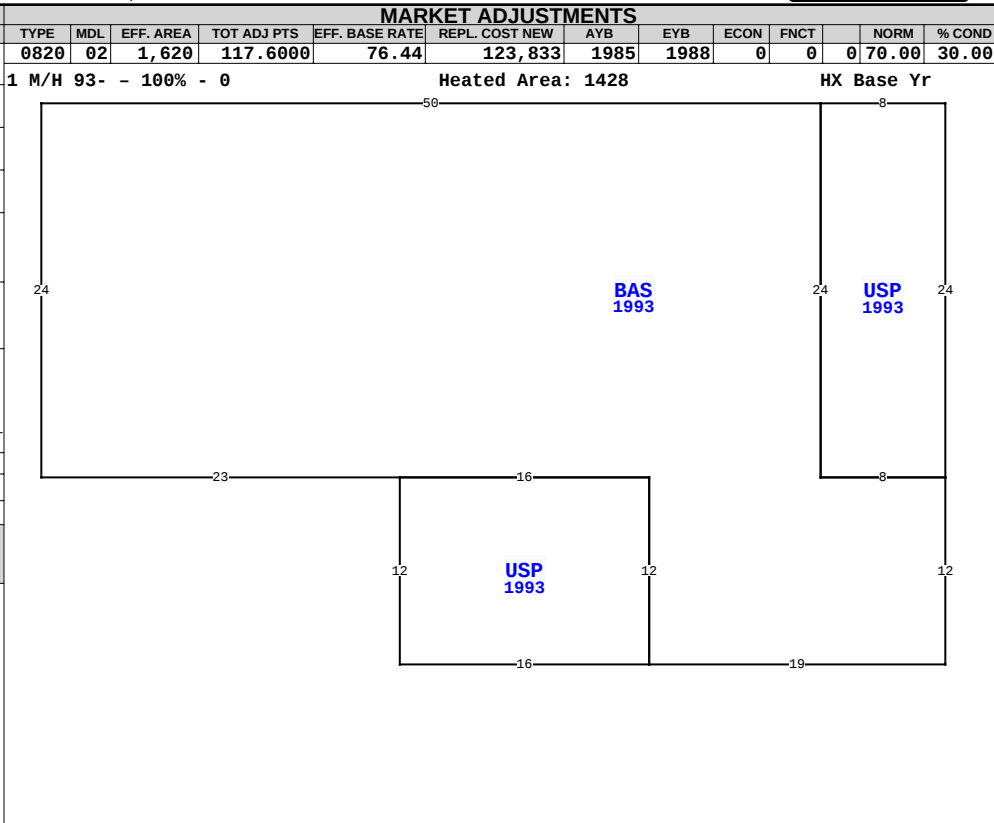
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,428	100	1,428	32,747
USP	192	50	96	2,201
USP	192	50	96	2,201

TOTALS	1,812		1,620	37,150
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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
1	0940	SHEDS/PORT	0 100	12	12	144.00	SF	20.10	20.10	100	1985
2	0940	SHEDS/PORT	0 100	12	12	144.00	SF	20.10	20.10	100	1985
3	0510	GARAGE WD-	0 100	24	12	288.00	SF	26.95	26.95	100	1987
6	0681	POLE SHED	0 100	16	12	192.00	SF	15.00	15.00	100	1975
9	1242	WD DECK A	0 100	16	8	128.00	SF	10.00	10.00	100	2001
10	0751	UOP	0 100	21	12	252.00	SF	7.50	7.50	100	2006

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	9.68	AC	

REVIEW DATE	03/03/2020	BY	TWA
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43002 GROUCH LN, CALLAHAN	BLD DATE	LGL DATE	05/24/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0940	SHEDS/PORT	0 100	12	12	144.00	SF	20.10	20.10	100	1985	1985	3	20	579	
2	0940	SHEDS/PORT	0 100	12	12	144.00	SF	20.10	20.10	100	1985	1985	3	20	579	
3	0510	GARAGE WD-	0 100	24	12	288.00	SF	26.95	26.95	100	1987	1987	3	20	1,552	
6	0681	POLE SHED	0 100	16	12	192.00	SF	15.00	15.00	100	1975	1975	3	20	576	
9	1242	WD DECK A	0 100	16	8	128.00	SF	10.00	10.00	100	2001	2001	3	20	256	
10	0751	UOP	0 100	21	12	252.00	SF	7.50	7.50	100	2006	2006	3	48	907	

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	9.68	AC	

REVIEW DATE	03/03/2020	BY	TWA
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NASSAU COUNTY PROPERTY			
PAGE 1 of 2			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		52,889	
TOTAL MARKET OB/XF VALUE		4,449	
TOTAL LAND VALUE - MARKET		77,440	
TOTAL MARKET VALUE		134,778	
SOH/AGL Deduction		51,201	
ASSESSED VALUE		83,577	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		33,577	
TOTAL JUST VALUE		134,778	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		88,052	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6762	ADDITION	4,000	10/01/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0450/0060	4/01/1985	WD	Q	V		26,700	

GRANTOR:							
GRANTEE:							

BUILDING DIMENSIONS							
USP=[YR=1993] W8 BAS=[YR=1993] W50 S24 E23 USP=[YR=1993] S12 E16 N12 W16\$ E16 S12 E19 N12 W8 N24\$ S24 E8 N24 \$.							

BUILDING NOTES											

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CALLAHAN, FL 32011

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