

BLK 4 PT OF LOT 5
IN OR 2303/127 & ESMT IN
OR 550/836

CLARK RONALD & ROBBIN
PO BOX 1353
CALLAHAN, FL 32011

2023

24-1N-24-0750-0004-0053



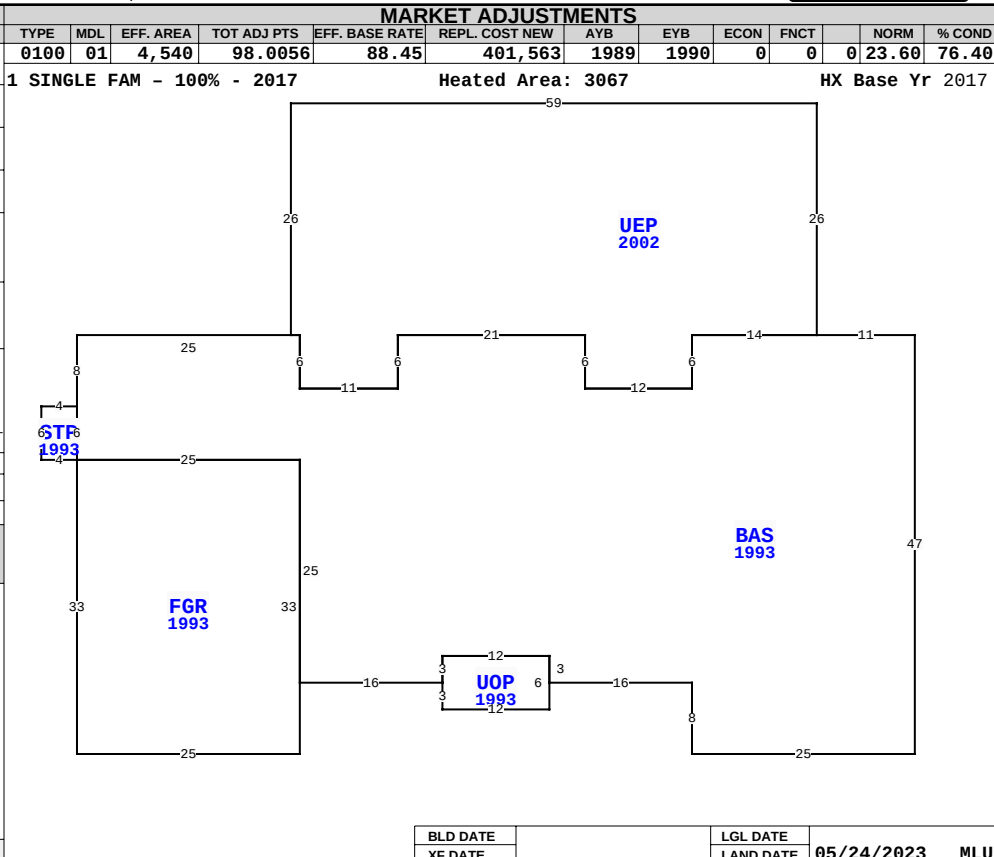
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	3,067	100	3,067	207,255
FGR	825	55	454	30,679
STP	24	10	2	135
UEP	1,672	60	1,003	67,778
UOP	72	20	14	946
TOTALS	5,660		4,540	306,794

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0812	CONCRETE C	0	100	0	0	3,650.00	SF	4.00	4.00	
3	0511	GARAGE CB-	0	100	30	30	900.00	SF	40.00	40.00	
4	0511	GARAGE CB-	0	100	20	15	300.00	SF	40.00	40.00	
5	1127	BRICK 8"	0	100	60	2	120.00	SF	11.00	11.00	
6	0875	HOT TUB	0	100	0	0	1.00	UT	1,200.00	1,200.00	
7	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	
8	0476	VF 6 SBPL	0	100	0	0	288.00	LF	32.00	32.00	
9	1127	BRICK 8"	0	100	0	0	576.00	SF	11.00	11.00	
10	0461	IRON FENCE	0	100	7	4	28.00	SF	8.50	8.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	3.73	AC	



NASSAU COUNTY PROPERTY			
PAGE 1 of 2			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		306,794	
TOTAL MARKET OB/XF VALUE		60,932	
TOTAL LAND VALUE - MARKET		67,140	
TOTAL MARKET VALUE		434,866	
SOH/AGL Deduction		120,071	
ASSESSED VALUE		314,795	
TOTAL EXEMPTION VALUE		HX HB DX SX 105,000	
BASE TAXABLE VALUE		209,795	
TOTAL JUST VALUE		434,866	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		347,665	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023737	MH MOVE-ON	0	01/01/2002
5571	NEW CONSTR	4,500	12/07/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2303/0127	9/10/2019	QC	U	I	11
GRANTOR: CALLAHAN RODNEY					
GRANTEE: CLARK RONALD & ROBB					
2200/1726	5/23/2018	FJ	U	I	11
GRANTOR: CALLAHAN JAMES FLEMIN					
GRANTEE: CLARK ROBBIN & RODN					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W11 UEP=[YR=2002] N26 W59 S26 E1 S6 E11 N6 E21 S6 E12 N6 E14 \$ W14 S6 W12 N6 W21 S6 W11 N6 W25 S8 STP=[YR=1993] W4 S6 E4 FGR=[YR=1993] S33 E25 N33 W25 \$ N6 \$ S6 E25 S25 E16 UOP=[YR=1993] S3 E12 N6 W12 S3 \$ N3 E12 S3 E16 S8 E25 N47 \$.											

CLARK RONALD & ROBBIN
PO BOX 1353
CALLAHAN, FL 32011

24-1N-24-0750-0004-0053

[illegible]