

BLOCK 4 PT OF LOT 7 (S-1)
IN OR 1983/832 SEC 19-1N-25
EX S-4

SALIS CONNIE
43156 MORRIS DR
CALLAHAN, FL 32011

2023

24-1N-24-0750-0004-0071



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	1,438	100	1,438	137,871
FUS	1,008	100	1,008	96,644
UOP	288	20	58	5,561
USP	350	30	105	10,067
TOTALS	3,084		2,609	250,143

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
4	0812	CONCRETE C	0	100	0	0	1,315.00	SF	4.00	4.00	
5	0300	BOAT DCK W	0	100	0	0	180.00	SF	40.00	40.00	
6	0940	SHEDS/PORT	0	100	8	12	96.00	SF	21.30	21.30	
7	0681	POLE SHED	0	100	0	0	574.00	SF	15.00	15.00	
8	0510	GARAGE WD-	0	100	14	24	336.00	SF	35.00	35.00	

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	3.44	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,609	126.8496	114.48	298,678	1986	1986	0	0	16.25	83.75
1 SINGLE FAM - 100% - 2016 Heated Area: 2446 HX Base Yr 2016											
43156 MORRIS DR, CALLAHAN											
BLD DATE: 05/19/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			250,143
TOTAL MARKET OB/XF VALUE			9,500
TOTAL LAND VALUE - MARKET			61,920
TOTAL MARKET VALUE			321,563
SOH/AGL Deduction			203,436
ASSESSED VALUE			118,127
TOTAL EXEMPTION VALUE			55,000
BASE TAXABLE VALUE			63,127
TOTAL JUST VALUE			321,563
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			264,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7886	MH MOVE-ON	17,000	07/27/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1983/0832	5/28/2015	SW	U	I	12	160,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: SALIS CONNIE						
1964/0087	2/23/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W15 USP=[YR=1993] W35 S10 E35 N10\$ S10 W35 S28 UOP=[YR=1993] S8 E36 N8 W36\$ E36 N8 E14 N30\$ PTR= E15 FUS=[YR=1993] E36 S28 W36 N28\$ W15\$.											