

BLOCK 4 LOT 17
IN OR 2516/725
PT IN SECS 19-1N-25 & 30-1N-25

EASTERDAY DAVID SCOTT & IRIS
43075 CHEROKEE TRL
CALLAHAN, FL 32011

2023

24-1N-24-0750-0004-0170



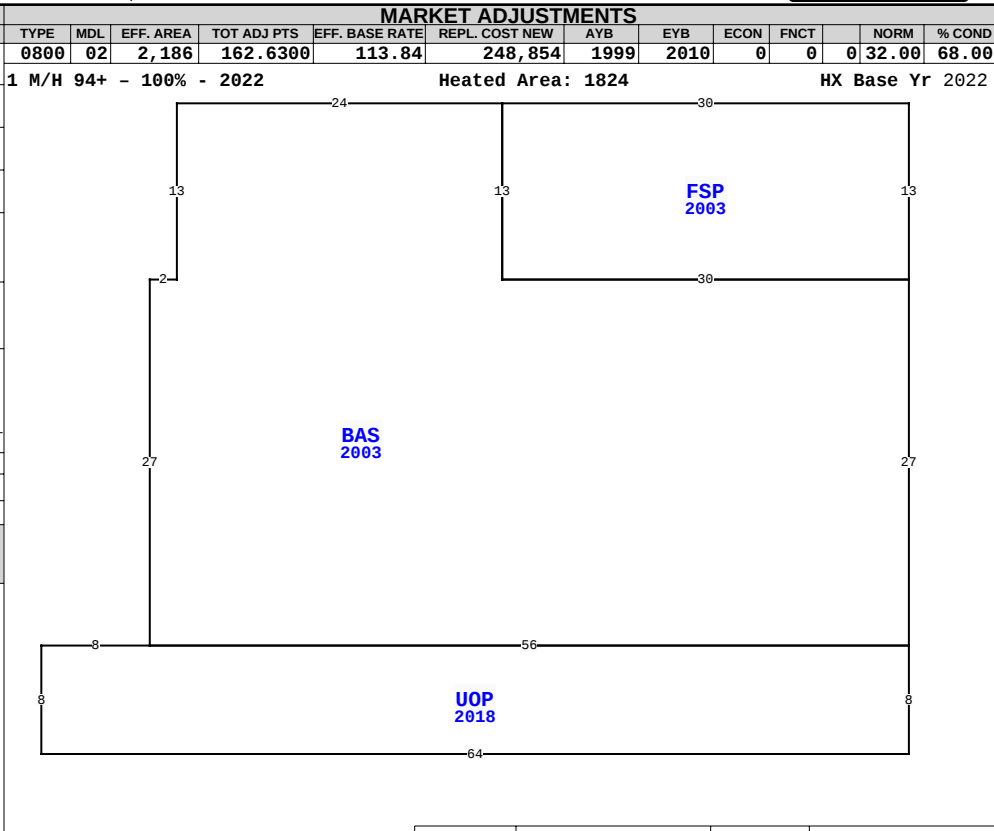
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 50
Roof Cover	14	STAND SEAM 50
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,824	100	1,824	141,198
FSP	390	60	234	18,115
UOP	512	25	128	9,909
TOTALS	2,726		2,186	169,221

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0510	GARAGE WD-	0 100	20	18	360.00	SF	25.90	
3	0810	CONCRETE A	0 100	40	3	120.00	SF	6.50	
4	0300	BOAT DCK W	0 100	14	10	140.00	SF	20.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	4.80



43075 CHEROKEE TRL, CALLAHAN	BLD DATE	LGL DATE	05/19/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 6								Tax Dist:	
BUILDING MARKET VALUE								176,374	
TOTAL MARKET OB/XF VALUE								10,220	
TOTAL LAND VALUE - MARKET								69,120	
TOTAL MARKET VALUE								255,714	
SOH/AGL Deduction								56,545	
ASSESSED VALUE								199,169	
TOTAL EXEMPTION VALUE								HX HB 50,000	
BASE TAXABLE VALUE								149,169	
TOTAL JUST VALUE								255,714	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								193,368	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013447	MH MOVE-ON	0	04/01/2001
MH992783	MH MOVE-ON	0	01/07/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2516/0725	11/19/2021	WD	Q	I	01	259,900	
GRANTOR:MARTIN JARED							
GRANTEE:EASTERDAY DAVID SCO							
2336/0210	1/29/2020	WD	Q	I	01	120,000	
GRANTOR:MERCHANT JOHN R & KAT							
GRANTEE:MARTIN JARED							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2003] W30 BAS=[YR=2003] W24 S13 W2 S27 UOP=[YR=2018] W8 S8 E64 N8 W56\$ E56 N27 W30 N13\$ S13 E30 N13\$.									

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