BLOCK 4 LOT 19
IN OR 472 PG 39
PT IN SECS 19-1N-25 & 30-1N-25

WEST THOMAS R
P O BOX 1730
CALLAHAN, FL 32011-1730

2023

24-1N-24-0750-0004-0190

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	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

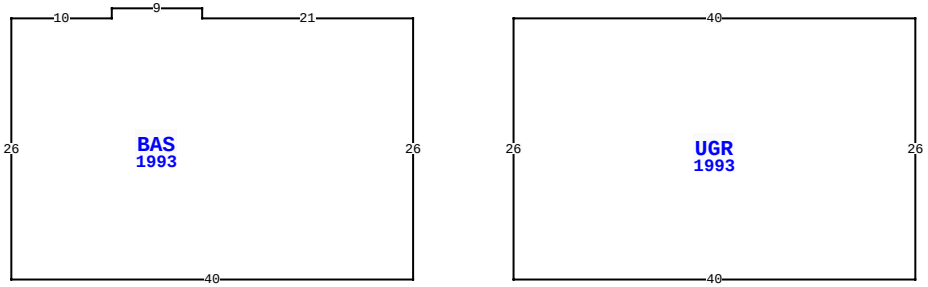
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,049	100	1,049	89,206
UGR	1,040	45	468	39,799
TOTALS	2,089		1,517	129,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,517	112.5060	101.54	154,036	1986	1986	0	0	0	16.25	83.75

1 SINGLE FAM – 0% - 0 Heated Area: 1049 HX Base Yr



43619 LARSEN RD, 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	129,005
TOTAL MARKET OB/XF VALUE	27,720
TOTAL LAND VALUE - MARKET	186,000
TOTAL MARKET VALUE	342,725
SOH/AGL Deduction	97,438
ASSESSED VALUE	245,287
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	245,287
TOTAL JUST VALUE	342,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	222,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007556	GARAGE	60,000	09/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0472/0039	10/01/1985	WD	Q	V		28,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 N1 W9 S1 W10 S26 E40 N26 $ PTR= E10
UGR=[YR=1993] E40 S26 W40 N26 $ W10 $.

EXTRA FEATURES

LN	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	0510	GARAGE WD-	0	0	60	40	2,400.00	SF	38.50	38.50	100	2001	2001	3	30	27,720	

LAND DESCRIPTION

TOTAL OB/XF 27,720

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0	0005	OR	0.00	0.00	15.50	AC		1.00	1.00	0.80	15,000.00	12,000.00	186,000							

REVIEW DATE 07/17/2018 BY TWX Total Acres: 15.50 Total Land Value: 186,000 Market: 0 Agricultural: 0 Common: 186,000 PRINTED 08/02/2023 BY SYS