W1/2 OF NE1/4 OF NE1/4 &
E1/2 OF NW1/4 OF NE1/4 OF
SEC 24-2N-24E IN OR 1891/904

SENESAC DAVID M & JUDY
PO BOX 1489
CALLAHAN, FL 32011

2023

24-2N-24-0000-0002-0000

BUILDING CHARACTERISTICS

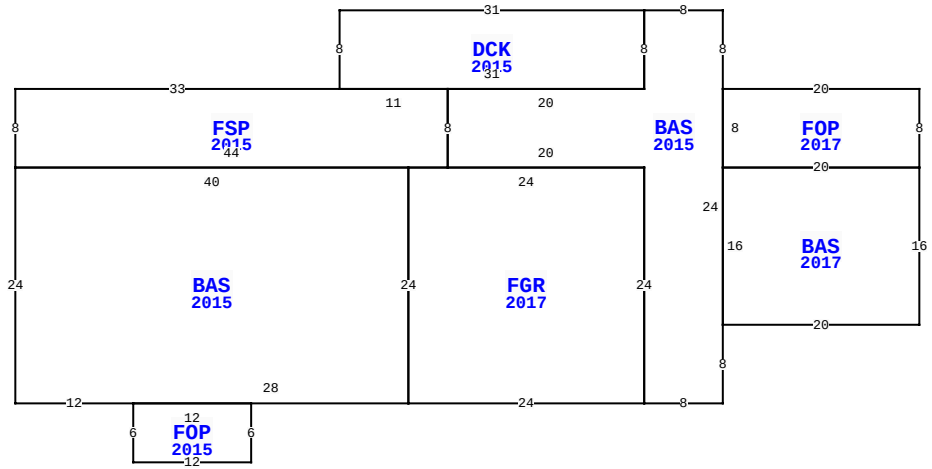
ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	480	49,672
BAS	960	100	960	99,345
BAS	320	100	320	33,115
DCK	248	10	25	2,587
FGR	576	55	317	32,805
FOP	72	30	22	2,277
FOP	160	30	48	4,967
FSP	352	40	141	14,592
TOTALS	3,168		2,313	239,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,313	92.7080	110.09	254,638	2015	2015	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2016 Heated Area: 1760 HX Base Yr 2016



44130 PROMISE TR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		239,360
TOTAL MARKET OB/XF VALUE		41,126
TOTAL LAND VALUE - MARKET		432,220
TOTAL MARKET VALUE		323,969
SOH/AGL Deduction		174,808
ASSESSED VALUE		149,161
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		99,161
TOTAL JUST VALUE		712,706
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1700954	ADDITION	39,619	03/31/2017
B1632449	XFOB	0	06/30/2016
B1429021	CO ISSUED	0	07/08/2015
B1429021	NEW CONSTR	133,788	07/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1891/0904	11/27/2013	WD	Q	V	05	200,000
GRANTOR: MARIGOLD RIDGE LLC						
GRANTEE: SENESAC DAVID M & J						
1891/0900	11/27/2013	WD	U	V	11	100
GRANTOR: JOHNSON JULIA AS BENE						
GRANTEE: MARIGOLD RIDGE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W20 BAS=[YR=2015] N8 W8 DCK=[YR=2015] W31 S8 FSP=[YR=2015] W33 S8 BAS=[YR=2015] S24 E12 FOP=[YR=2015] S6 E12 N6 W12$ E28 FGR=[YR=2017] E24 N24 W24 S24$ N24 W40$ E44 N8 W11$ E31 N8$ S8 W20 S8 E20 S24 E8 N8 BAS=[YR=2017] E20 N16 W20 S16$ N24$ S8 E20 N8$.

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	0681	POLE SHED	0	100	64	36	2,304.00	SF	15.00	15.00	100	2016	2016	3	84	29,030	
2	0681	POLE SHED	0	100	40	12	480.00	SF	15.00	15.00	100	2016	2016	3	84	6,048	
3	0681	POLE SHED	0	100	40	12	480.00	SF	15.00	15.00	100	2016	2016	3	84	6,048	

LAND DESCRIPTION

TOTAL OB/XF 41,126

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	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005401	A	TIMB2-1 SI	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	790.00	790.00	7,110							
3	005501	A	TIMB2-2 SI	0			0.00	0.00	8.00	AC		1.00	1.00	1.00	540.00	540.00	4,320							
4	005902	A	HARDWOOD SI	0			0.00	0.00	11.73	AC		1.00	1.00	1.00	175.00	175.00	2,053							
5	009910	M	MKT.VAL.AG	0			0.00	0.00	28.73	AC		1.00	1.00	1.00	14,000.00	14,000.00	402,220							

REVIEW DATE 05/21/2021 BY TWA Total Acres: 29.73 Total Land Value: 43,483 Market: 402,220 Agricultural: 13,483 Common: 30,000 PRINTED 08/02/2023 BY SYS