PT GOVT LOT 3 OF SEC 24-2N-28E
IN OR 816/520

CALHOUN JOHN R
96369 CALHOUN RD
FERNANDINA BEACH, FL 32034

2023

24-2N-28-0000-0012-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

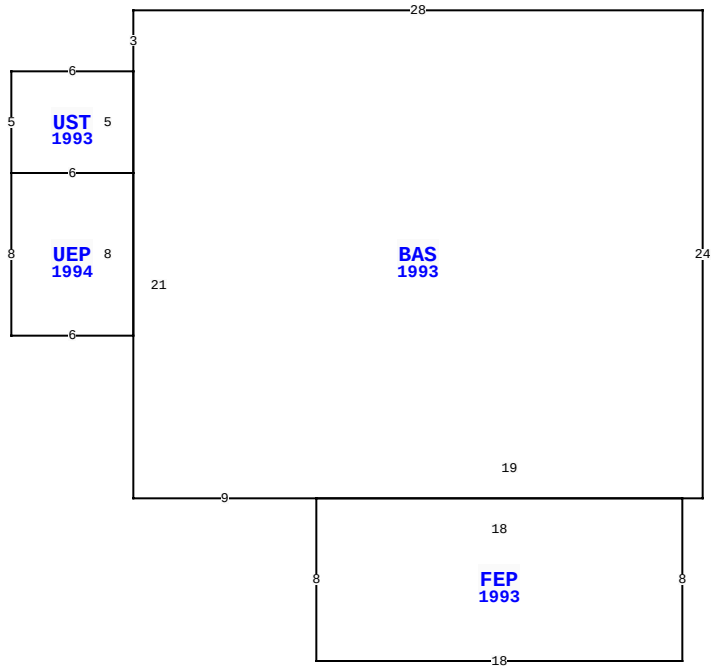
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	04	SINGLE SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	47,073
FEP	144	80	115	8,056
UEP	48	60	29	2,032
UST	30	45	14	981
TOTALS	894		830	58,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	830	103.1415	93.09	77,265	1974	1974	0	0	0	24.75	75.25

1 SINGLE FAM – 0% - 0 Heated Area: 672 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

96055 NORTH PRINCE DR, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	58,142
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	16,800
TOTAL MARKET VALUE	74,942
SOH/AGL Deduction	14,847
ASSESSED VALUE	60,095
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,095
TOTAL JUST VALUE	74,942
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0816/0520	12/11/1997	WD	Q	I		16,000
GRANTOR: BAKER SIDNEY & DECARR						
GRANTEE: CALHOUN JOHN R & FR						
0626/0526	5/10/1991	WD	U	I	01	100
GRANTOR: BAKER SIDNEY (MARRIED						
GRANTEE: BAKER SIDNEY & DECA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S3 UST=[YR=1993] W6 S5 UEP=[YR=1994] S8 E6 N8 W6 $E6 N5 $ S21 E9 FEP=[YR=1993] S8 E18 N8 W18 $ E19 N24 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	SFR	0	0005	RM	60.00	100.00	0.14	AC		1.00	1.00	1.50	80,000.00	120,000.00	16,800							

REVIEW DATE 12/11/2019 BY KWA Total Acres: 0.14 Total Land Value: 16,800 Market: 0 Agricultural: 0 Common: 16,800 PRINTED 08/02/2023 BY SYS