

PARCELS 3-4 3-9 & 3-10  
IN OR 1480/1440 & OR 1551/1650  
& OR 1874/281

JAKES CHRISTOPHER A & LORIN G  
45079 CHEVY DRIVE  
CALLAHAN, FL 32011-6180

2023

25-2N-24-0000-0003-0040



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 60      |
| Interior Floo            | 11 | CLAY TILE 40   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 0  | 0 100          |
| Units                    | 0  | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 02      | Quality Level 02 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 08      |
| NEIGHBORHOOD/LOC | 8001.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,614            | 100         | 2,614        | 276,541              |
| FGR       | 707              | 55          | 389          | 41,153               |
| FOP       | 198              | 30          | 59           | 6,242                |
| FOP       | 208              | 30          | 62           | 6,559                |
| TOTALS    | 3,727            |             | 3,124        | 330,495              |

| TOTALS         |            | 3,727       | 3,124 |     | 330,495 |    |  |
|----------------|------------|-------------|-------|-----|---------|----|--|
| EXTRA FEATURES |            |             |       |     |         |    |  |
| L N            | OB/XF CODE | DESCRIPTION | BLD   | CAP | L       | W  |  |
| 1              | 0812       | CONCRETE C  | 0     | 100 | 0       | 0  |  |
| 2              | 0803       | ASPHALT C   | 0     | 100 | 0       | 0  |  |
| 3              | 0350       | CARPORT WD  | 0     | 100 | 60      | 42 |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |
|                |            |             |       |     |         |    |  |

| LAND DESCRIPTION |          |     |                      |     |     |
|------------------|----------|-----|----------------------|-----|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D |
| 1                | 000102   | C   | SFR/MH               | 100 | 000 |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |   |      |        |  |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|--|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |  |
| 0900                                                       | 01  | 3,124     | 96.3148     | 114.37         | 357,292        | 2012 | 2012 | 0    | 0    | 0 | 7.50 | 92.50  |  |
| 1 SNGL FAM - 100% - 2014 Heated Area: 2614 HX Base Yr 2014 |     |           |             |                |                |      |      |      |      |   |      |        |  |
|                                                            |     |           |             |                |                |      |      |      |      |   |      |        |  |
| 45079 CHEVY RD, CALLAHAN                                   |     |           |             |                |                |      |      |      |      |   |      |        |  |
| BLD DATE: 06/13/2023 MLU                                   |     |           |             |                |                |      |      |      |      |   |      |        |  |
| XF DATE: 06/13/2023 MLU                                    |     |           |             |                |                |      |      |      |      |   |      |        |  |
| INC DATE: 06/13/2023 MLU                                   |     |           |             |                |                |      |      |      |      |   |      |        |  |

| NASSAU COUNTY PROPERTY             |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| PAGE 1 of 1 6                      |  |  |  |  |  |  |  |  |  |  |  |  |  |
| VALUATION SUMMARY                  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| VALUATION BY STANDARD              |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Tax Group: 6 Tax Dist:             |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE 330,495      |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE 30,984    |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET 57,960   |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE 419,439         |  |  |  |  |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction 207,057          |  |  |  |  |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE 212,382             |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE HX HB 50,000 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE 162,382         |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE 419,439           |  |  |  |  |  |  |  |  |  |  |  |  |  |
| NCON VALUE 0                       |  |  |  |  |  |  |  |  |  |  |  |  |  |
| INCOME VALUE                       |  |  |  |  |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE 375,297    |  |  |  |  |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C23599     | CO ISSUED   | 0       | 02/10/2012 |
| M15693     | H/AC        | 0       | 10/01/2010 |
| P14378     | NEW CONSTR  | 0       | 07/01/2010 |
| B23599     | NEW CONSTR  | 290,337 | 05/01/2010 |

| SALES DATA                   |           |           |     |     |        |            |  |  |  |  |  |  |  |
|------------------------------|-----------|-----------|-----|-----|--------|------------|--|--|--|--|--|--|--|
| OFF RECORD Number            | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |  |  |  |  |  |  |
| 1874/0281                    | 7/30/2013 | QC        | U   | I   | 11     | 100        |  |  |  |  |  |  |  |
| GRANTOR: REAVES WINNIE L     |           |           |     |     |        |            |  |  |  |  |  |  |  |
| GRANTEE: JAKES CHRISTOPHER A |           |           |     |     |        |            |  |  |  |  |  |  |  |
| 1551/1650                    | 2/20/2008 | QC        | U   | I   | 06     | 100        |  |  |  |  |  |  |  |
| GRANTOR: REAVES WINIFRED L   |           |           |     |     |        |            |  |  |  |  |  |  |  |
| GRANTEE: JAKES CHRISTOPHER A |           |           |     |     |        |            |  |  |  |  |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                        |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2012] W16 FOP=[YR=2012] N8 W26 FGR=[YR=2012] N23 W25 S29 E16 N2 E9 N4\$ S8 E26\$ W26 N4 W9 S2 W16 S40 E17 FOP=[YR=2012] S6 E33 N6 W33\$ E50 N38\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |