PT OF LOTS 43 & 44
IN OR 2041/146
A E EWING SUB 2 PB 5/20

HAILEY THOMAS KEITH
PO BOX 1436
CALLAHAN, FL 32011-1436

**2023**

**25-2N-24-226B-0043-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

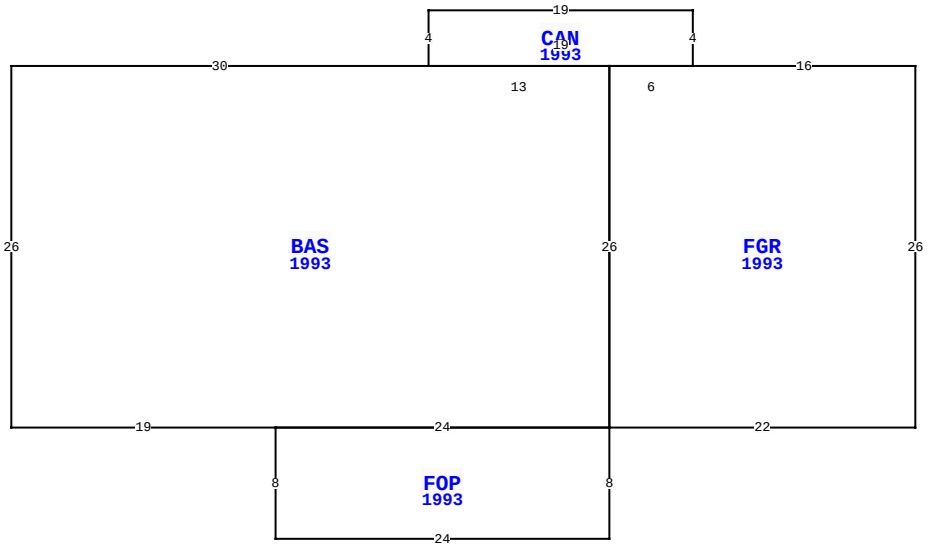
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 10 | TERRAZZO 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 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 | 8001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,118 | 100 | 1,118 | 84,310 |
| CAN | 76 | 30 | 23 | 1,734 |
| FGR | 572 | 55 | 315 | 23,754 |
| FOP | 192 | 30 | 58 | 4,374 |
| TOTALS | 1,958 | | 1,514 | 114,173 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,514 | 130.5600 | 117.83 | 178,395 | 1970 | 1970 | 0 | 0 | 0 | 36.00 | 64.00 |

1 SINGLE FAM – 100% - 2017 Heated Area: 1118 HX Base Yr 2017




615471 RIVER RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 114,173 |
| TOTAL MARKET OB/XF VALUE | | 7,631 |
| TOTAL LAND VALUE - MARKET | | 40,000 |
| TOTAL MARKET VALUE | | 161,804 |
| SOH/AGL Deduction | | 52,087 |
| ASSESSED VALUE | | 109,717 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 59,717 |
| TOTAL JUST VALUE | | 161,804 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 139,932 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 5926 | XFOB | 10,710 | 08/16/1989 |
| 4787 | REPAIR/RRF | 2,720 | 04/04/1988 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2041/0146 | 4/20/2016 | WD | U | I | 11 | 50,000 |
| GRANTOR: *CONFIDENTIAL* | | | | | | |
| GRANTEE: HAILEY THOMAS KEITH | | | | | | |
| 0719/1963 | 12/13/1994 | WD | U | I | 01 | 100 |
| GRANTOR: *CONFIDENTIAL* | | | | | | |
| GRANTEE: *CONFIDENTIAL* | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

FGR=[YR=1993] W16 CAN=[YR=1993] N4 W19 S4 BAS=[YR=1993] W30 S26 E19 FOP=[YR=1993] S8 E24 N8 W24$ E24N26 W13$ E19$ W6 S26 E22 N26$.

### 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 3,173.00 | SF | 4.00 | 4.00 | 100 | 1980 | 1980 | 3 | 35 | 4,442 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 24 | 288.00 | SF | 19.50 | 19.50 | 100 | 1980 | 1980 | 3 | 20 | 1,123 | |
| 3 | 0350 | CARPORT WD | 0 | 100 | 19 | 36 | 684.00 | SF | 13.00 | 13.00 | 100 | 1989 | 1989 | 3 | 20 | 1,778 | |
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 6 | 8 | 48.00 | SF | 30.00 | 30.00 | 100 | 1989 | 1989 | 3 | 20 | 288 | |

### LAND DESCRIPTION

TOTAL OB/XF 7,631

| 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 | 100 | 0006 | RS-1 | 0.00 | 0.00 | 2.00 | LT | | 1.00 | 1.00 | 1.00 | 20,000.00 | 20,000.00 | 40,000 | | | | | | | |

REVIEW DATE 07/27/2018 BY TWX Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS