PT OF GOV LOT 2 E OF HWY
IN OR 2297/1484

PRICE JOSHUA STERLING & JAMIE BROWN
PO BOX 813
HILLIARD, FL 32046

2023

26-3N-24-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	01	Quality Level 01

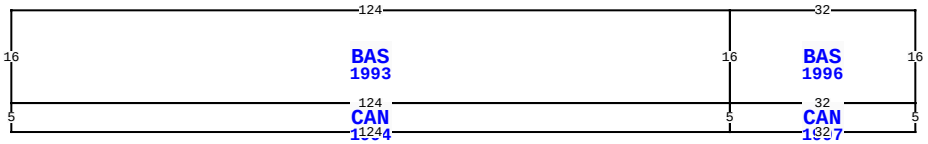
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1,984	26,574
BAS	512	100	512	6,858
CAN	620	30	186	2,491
CAN	160	30	48	643
TOTALS	3,276		2,730	36,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2700	03	2,730	56.1600	66.97	182,828	1952	1952	0	0	50	36.00	20.00

1 DUPLEX – 0% - 0 Heated Area: 2496 HX Base Yr



546000 US HWY 1, CALLAHAN

BLD DATE	06/24/2015 MCKK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	17,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	87,120
TOTAL MARKET VALUE	104,120
SOH/AGL Deduction	24,226
ASSESSED VALUE	79,894
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,894
TOTAL JUST VALUE	104,120
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2297/1484	8/14/2019	WD	Q	I	01	80,000
GRANTOR: HOWARD DAVID F						
GRANTEE: PRICE JOSHUA STERLI						
1902/1313	2/04/2014	QC	U	I	11	100
GRANTOR: BROZOVICH CYNTHIA D						
GRANTEE: HOWARD DAVID F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W32 BAS=[YR=1993] W124 S16 CAN=[YR=1994] S5 E124 CAN=[YR=1997] E32 N5 W32 S5$ N5 W124$ E124 N16$ S16 E32 N16$.

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	000800	C	MULTI-FAM	0	0005	CG	0.00	0.00	217,800.00	SF		1.00	1.00	1.00	0.40	0.40	87,120							

REVIEW DATE 06/02/2020 BY TWA Total Acres: 0.00 Total Land Value: 87,120 Market: 0 Agricultural: 0 Common: 87,120 PRINTED 08/02/2023 BY SYS