

IN OR 2141/1013
R787672 & R787673
EX 4-1

SIRVENT JEFFREY M/SIRVENT KAYANN
545940 US HWY 1
CALLAHAN, FL 32011

2023

26-3N-24-0000-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 60
Interior Wall	05	DRYWALL 40
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

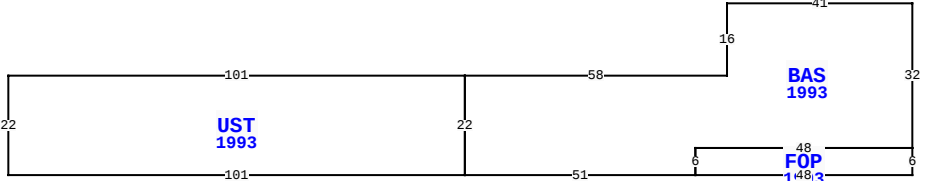
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,546	100	2,546	24,225
FOP	288	30	86	819
UST	2,222	45	1,000	9,515

TOTALS	5,056		3,632	34,558
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
3	0940	SHEDS/PORT	0 100	12	10	120.00	SF	20.10	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0004		0.00	0.00	6.76

REVIEW DATE	06/26/2018	BY	TW
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
6500	01	3,632	54.3600	19.03	69,117	1950	1950	0	0	0 50.00	50.00	
1 GARAGE RES - 100% - 2018 Heated Area: 2546 HX Base Yr 2018												
												

545940 US HWY 1, CALLAHAN	BLD DATE 12/06/2007	KW	LGL DATE	06/16/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF												
3,591												

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3,591												

Total Acres: 6.76	Total Land Value: 128,440	Market: 0	Agricultural: 0	Common: 128,440
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	126,386		
TOTAL MARKET OB/XF VALUE	3,591		
TOTAL LAND VALUE - MARKET	128,440		
TOTAL MARKET VALUE	258,417		
SOH/AGL Deduction	97,810		
ASSESSED VALUE	160,607		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	110,607		
TOTAL JUST VALUE	258,417		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	181,651		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992683	MH MOVE-ON	0	01/05/1999
MH97	MH MOVE-ON	0	08/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2141/1013	8/14/2017	WD	Q	I	01
GRANTOR: BOSKET INEZ A					SALE PRICE 145,000
GRANTEE: SIRVENT JEFFREY M &					
0733/1614	7/12/1995	WD	Q	I	15,700
GRANTOR: BARROW JOHN G TRUSTEE					
GRANTEE: BOSKET DONALD & INE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W41 S16 W58 UST=[YR=1993] W101 S22 E101 N22\$ S22 E51 FOP=[YR=1993] E48 N6 W48 S6\$ N6 E48 N32\$.									

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