



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	20 FACE BRICK 90
Exterior Wall	30 VINYL 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	0 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM		MKT AREA	08
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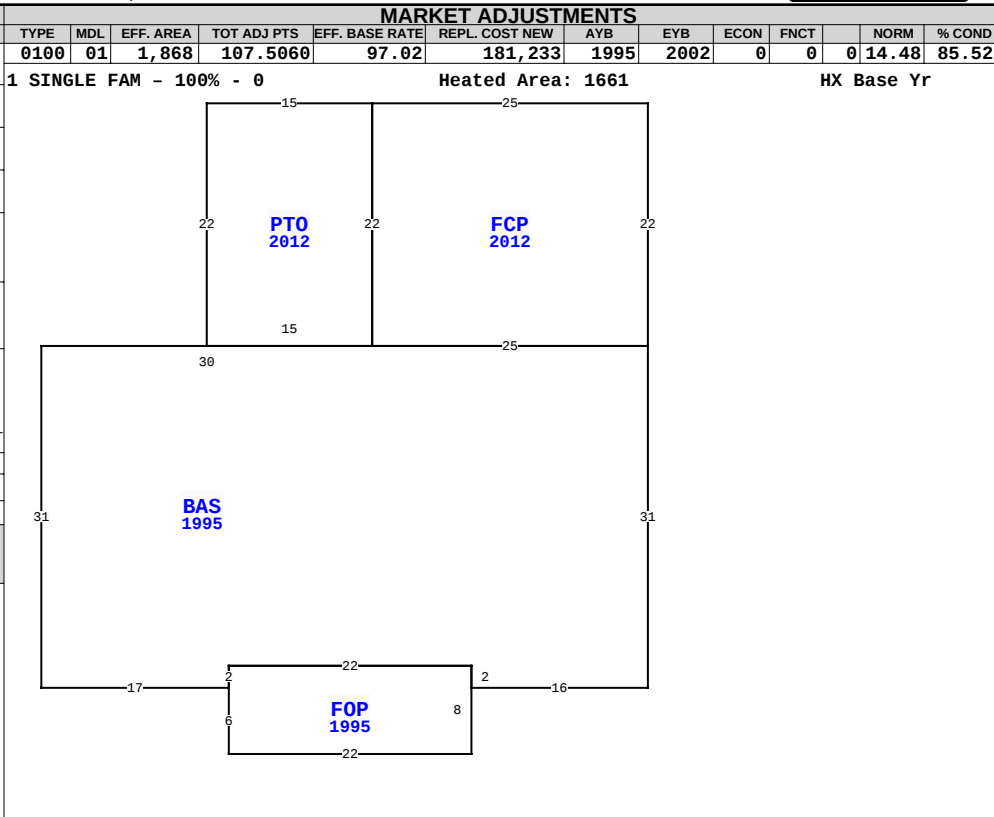
NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,661	100	1,661	137,815
FCP	550	25	138	11,450
FOP	176	30	53	4,397
PTO	330	5	16	1,327

TOTALS	2,717		1,868	154,990
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0681	POLE SHED	0	100	11	10	110.00	SF	15.00	15.00	
4	0812	CONCRETE C	0	100	0	0	3,180.00	SF	4.00	4.00	
5	0803	ASPHALT C	0	0	690	8	5,520.00	SF	1.00	1.00	
6	0810	CONCRETE A	0	0	0	0	320.00	SF	6.50	6.50	
7	0751	UOP	0	100	10	8	80.00	SF	10.00	10.00	
8	0752	USP	0	100	20	12	240.00	SF	15.00	15.00	
9	0350	CARPORT WD	0	0	20	12	240.00	SF	13.00	13.00	
10	0681	POLE SHED	0	0	20	5	100.00	SF	15.00	15.00	
11	0940	SHEDS/PORT	0	0	16	10	160.00	SF	19.50	19.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.83	AC	
2	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.03	AC	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF											
19,622											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.83	AC	
2	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.03	AC	

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						154,990					
TOTAL MARKET OB/XF VALUE						33,293					
TOTAL LAND VALUE - MARKET						100,100					
TOTAL MARKET VALUE						288,293					
SOH/AGL Deduction						111,610					
ASSESSED VALUE						176,683					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						126,683					
TOTAL JUST VALUE						288,293					
NCON VALUE						13,089					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						246,406					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005280	REPAIR/RRF	10,500	08/01/2017
MH992678	MH MOVE-ON	0	01/05/1999
B951854	NEW CONSTR	70,000	04/01/1995

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2624/0673	12/23/2022	QC	U	I	11	100			
GRANTOR: COLE ERNEST L & MARSH									
GRANTEE: COLE HAROLD JACOB									
0724/0469	2/21/1995	WD	U	V		100			
GRANTOR: RAINES ROBERT SR & MI									
GRANTEE: COLE ERNEST & MARSH									

BUILDING NOTES											
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BUILDING DIMENSIONS											
FCP=[YR=2012] W25 PTO=[YR=2012] W15 S22 E15 N22\$ S22											
BAS=[YR=1995] W30 S31 E17 FOP=[YR=1995] S6 E22 N8 W22 S2\$ N2											
E22 S2 E16 N31 W25\$ E25N22\$.											

COLE ERNEST L & MARSHA L/E/
54413 MARSH RD
CALLAHAN, FL 32011

27-2N-25-0000-0005-0010

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