S1/2 OF NW1/4 & SW1/4 OF
SEC 27-3N-25E IN OR 1986/684
LYING WEST OF LANDS DESCRIBED

MASON PHILIP RAY & THERESA
1744 PULLIAN STREET
JACKSONVILLE BEACH, FL 32250

2023

27-3N-25-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	05	STEEL 100
Stories	1.5	1.5 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

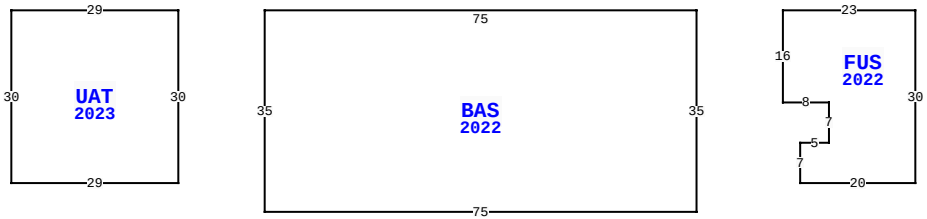
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,625	100	2,625	252,945
FUS	613	100	613	59,069
UAT	870	10	87	8,383
TOTALS	4,108		3,325	320,397

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,325	81.1440	96.36	320,397	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 0 Heated Area: 3238 HX Base Yr



55057 COUNTREE LIFE WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	333,548
TOTAL MARKET OB/XF VALUE	38,834
TOTAL LAND VALUE - MARKET	270,480
TOTAL MARKET VALUE	468,442
SOH/AGL Deduction	41,745
ASSESSED VALUE	426,697
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	426,697
TOTAL JUST VALUE	642,862
NCON VALUE	341,015
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006174	CO ISSUED	0	04/20/2022
21007191	NEW CONSTR	170,000	06/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2423/1668	1/07/2021	WD	Q	I	01	250,000
GRANTOR: POTTER MICHAEL RAY JR						
GRANTEE: MASON PHILIP RAY &						
1986/0684	6/18/2015	WD	Q	V	01	118,000
GRANTOR: PAGE COREY & CHRISTIN						
GRANTEE: POTTER MICHAEL RAY						

BUILDING NOTES

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	0201	BARN WD 10	0	0	62	32	1,984.00	SF	17.00	17.00	100	2019	2019	3	93	31,367	
2	0811	CONCRETE B	0	0	0	0	1,436.00	SF	5.20	5.20	100	2022	2022	3	100	7,467	

BUILDING DIMENSIONS

BAS=[YR=2022] W75 S35 E75 N35$ PTR= E15 FUS=[YR=2022] E23 S30 W20 N7 E5 N7 W8 N16$ W15$ PTR= W90 UAT=[YR=2023] W29 S30 E29 N30$ E90$.

LAND DESCRIPTION

TOTAL OB/XF 38,834

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	005000	C	RURAL HOME	0		OR	0.00	0.00	5.40	AC		1.00	1.00	1.00	16,000.00	16,000.00	86,400							
2	009530	C	POND	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
3	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	8.57	AC		1.00	1.00	1.00	720.00	720.00	6,170							
4	005901	A	HARDWOOD SI	0		OR	0.00	0.00	4.40	AC		1.00	1.00	1.00	225.00	225.00	990							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	12.97	AC		1.00	1.00	1.00	14,000.00	14,000.00	181,580							

REVIEW DATE 03/08/2023 BY DJ Total Acres: 19.37 Total Land Value: 96,060 Market: 181,580 Agricultural: 7,160 Common: 88,900 PRINTED 08/02/2023 BY SYS

S1/2 OF NW1/4 & SW1/4 OF
SEC 27-3N-25E IN OR 1986/684
LYING WEST OF LANDS DESCRIBED

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2023

27-3N-25-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
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		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

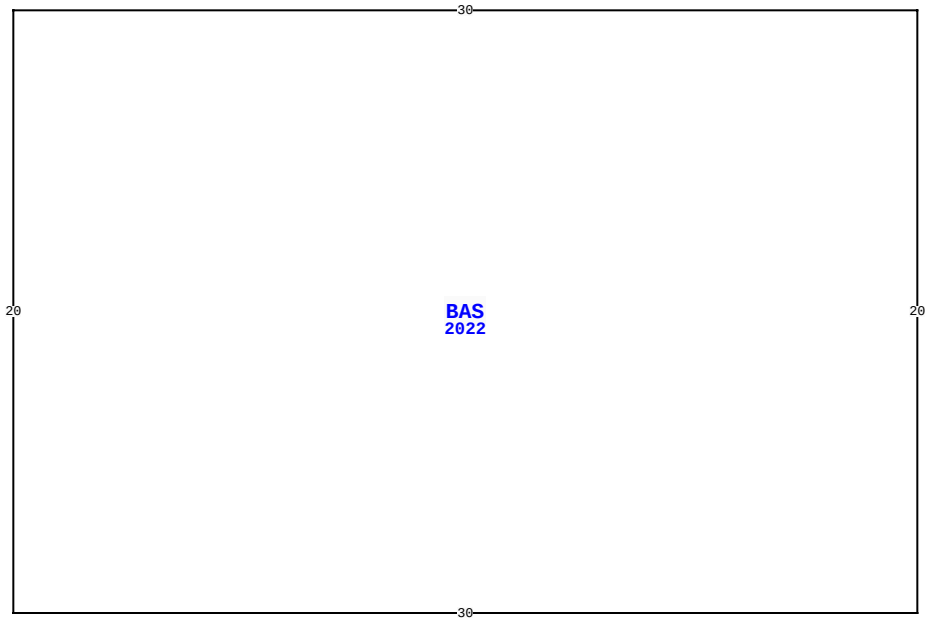
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	13,151
TOTALS	600		600	13,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	63.2500	22.14	13,284	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 0% - 0 Heated Area: 600 HX Base Yr



55057 COUNTREE LIFE WAY, CALLAHAN

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PREVIOUS YEAR MKT VALUE	71,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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1986/0684	6/18/2015	WD	Q	V	01	118,000
GRANTOR: PAGE COREY & CHRISTIN						
GRANTEE: POTTER MICHAEL RAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S20 E30 N20$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/08/2023 BY DJ Total Acres: 19.37 Total Land Value: 96,060 Market: 181,580 Agricultural: 7,160 Common: 88,900 PRINTED 08/02/2023 BY SYS