PT OF LOTS 18 & 19
IN OR 2653/523
EAST CALLAHAN SUB PB 1/35

DEYO JASON W
45064 CARDINAL LANE
CALLAHAN, FL 32011

2023

28-2N-25-3060-0018-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

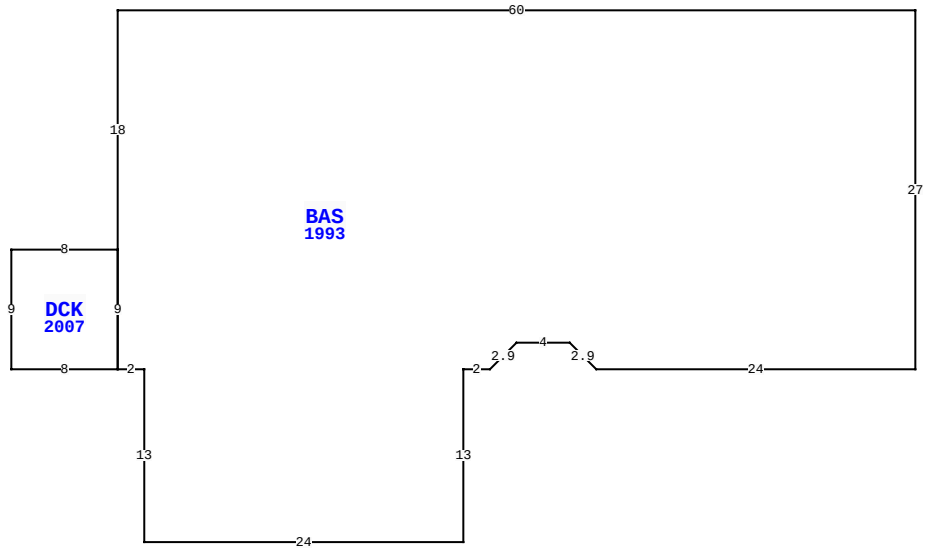
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	1,920	161,561
DCK	72	15	11	925
TOTALS	1,992		1,931	162,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,931	139.2000	90.48	174,717	1993	2017	0	0	0	7.00	93.00

1 M/H 93- – 100% - 2022 Heated Area: 1920 HX Base Yr 2022



45064 CARDINAL LN, CALLAHAN

BLD DATE	05/28/2008 JW	LGL DATE	
XF DATE	05/28/2008 JW	LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		162,487
TOTAL MARKET OB/XF VALUE		10,784
TOTAL LAND VALUE - MARKET		35,700
TOTAL MARKET VALUE		208,971
SOH/AGL Deduction		40,902
ASSESSED VALUE		168,069
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		118,069
TOTAL JUST VALUE		208,971
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2653/523	6/30/2023	QC	U	I	11	100
GRANTOR: DEYO JASON W & CHRIST						
GRANTEE: DEYO JASON W						
2514/0837	11/05/2021	WD	Q	I	01	200,000
GRANTOR: PETTY ROBERT SHANE &						
GRANTEE: DEYO JASON W & CHRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S18 DCK=[YR=2007] W8 S9 E8 N9$ S9 E2 S13 E24 N13 E2 R2 U2 E4 R2 D2 E24 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	
2	0510	GARAGE WD-	0	100	28	16	448.00	SF	35.00	35.00	100	2004	2004	3	40	6,272	
3	0940	SHEDS/PORT	0	100	8	12	96.00	SF	19.50	19.50	100	2004	2004	3	24	449	
4	1242	WD DECK A	0	100	0	0	255.00	SF	10.00	10.00	100	2011	2011	3	55	1,403	

LAND DESCRIPTION

TOTAL OB/XF 10,784

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.02	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,700							

REVIEW DATE 11/13/2019 BY KBA Total Acres: 1.02 Total Land Value: 35,700 Market: 0 Agricultural: 0 Common: 35,700 PRINTED 08/02/2023 BY SYS