

PT OF LOTS 3 & 10
IN OR 2315/507
EX R/W IN OR 442/656

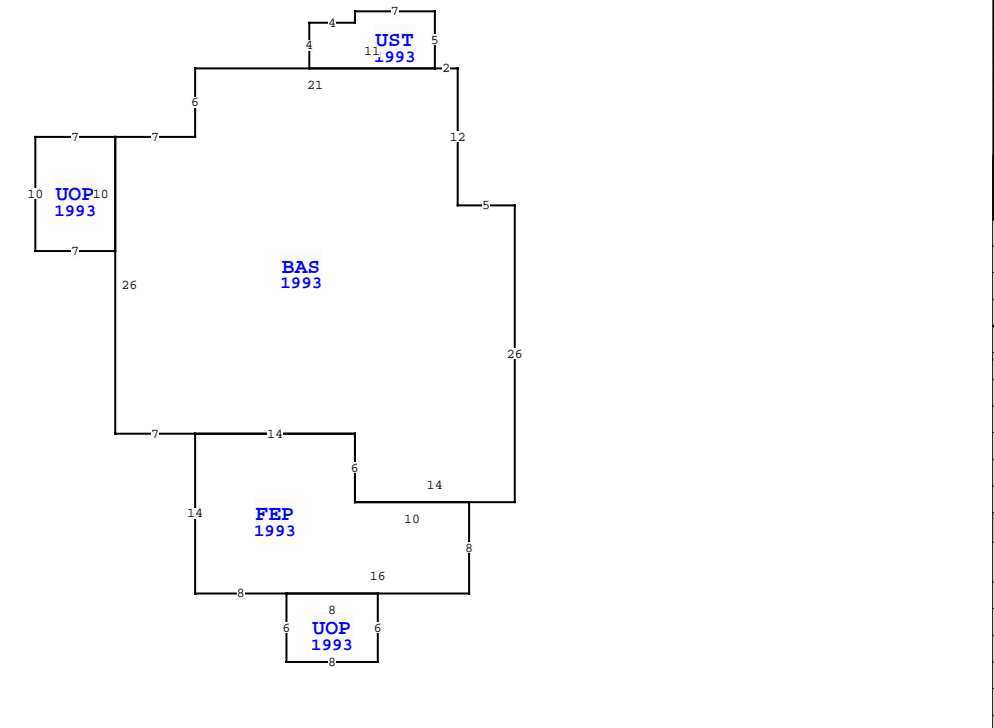
BRUNELLE MICHAEL K & JULIA C
45016 HODGES RD
CALLAHAN, FL 32011

2023

28-2N-25-3080-0003-0020

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	26 AL SIDING 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	04 PLYWOOD 100
Interior Floor	08 SHT VINYL 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,370	114.6600	103.48	141,768	1925	1985	0	0	0	18.50	81.50



Quality	04 Quality Level 04			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 08			
NEIGHBORHOOD/LOC	8026.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,102	100	1,102	92,939
FEP	276	80	221	18,638
UOP	48	20	10	844
UOP	70	20	14	1,181
UST	51	45	23	1,940
TOTALS	1,547		1,370	115,541

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
2	0940	SHEDS/PORT	0	100	6	10	SF	21.30	21.30	100	1980	1980	3	20	256	
6	0504	FP-ELECTRI	0	100	0	0	UT	2,000.00	2,000.00	100	1925	1925	3	20	400	
7	0510	GARAGE WD-	0	100	0	0	SF	35.00	35.00	100	2012	2012	3	71	8,946	
8	0351	CARPORT MT	0	100	0	0	SF	10.00	10.00	100	2012	2012	3	60	2,160	
9	0462	ST/AL FNC	0	100	0	0	SF	10.00	10.00	100	2012	2012	3	71	284	

45016 HODGES RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE
TOTAL OB/XF 12,046		

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.63	AC		1.00	1.00	1.00	35,000.00	35,000.00	57,050							

REVIEW DATE 11/13/2019 BY KBA Total Acres: 1.63 Total Land Value: 57,050 Market: 0 Agricultural: 0 Common: 57,050 PRINTED 08/02/2023 BY SYS																						
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			115,541
TOTAL MARKET OB/XF VALUE			12,046
TOTAL LAND VALUE - MARKET			57,050
TOTAL MARKET VALUE			184,637
SOH/AGL Deduction			51,709
ASSESSED VALUE			132,928
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			82,928
TOTAL JUST VALUE			184,637
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			161,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1413886	REPAIR/RRF	9,700	04/01/2014
B25948	ADDITION	17,866	04/01/2012
M16621	H/AC	0	10/01/2011
B25141	REMODEL	0	09/01/2011
B25107	DEMOLITION	100	09/01/2011
3953	REPAIR/RRF	2,900	03/18/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2315/0507	10/11/2019	WD	Q	I	01	160,000
GRANTOR: PAYNE MICHAEL & KATHE						
GRANTEE: BRUNELLE MICHAEL K						
1752/0632	8/22/2011	WD	Q	I	02	70,000
GRANTOR: PELLETIER MILDRED						
GRANTEE: PAYNE MIICHAEL & KA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W5 N12 W2 UST=[YR=1993] N5 W7 S1 W4 S4 E11 \$ W21 S6 W7 UOP=[YR=1993] W7 S10 E7 N10 \$ S26 E7 FEP=[YR=1993] S14 E8 UOP=[YR=1993] S6 E8 N6 W8 \$ E16 N8 W10 N6 W14 \$ E14 S6 E14 N26 \$.