

PT LOTS 6 & 7
IN OR 2648/1398
BRANDIES & PICKETTS SUB PB 1/4

PINCOMB MYRON & AMANDA
542201 LEM TURNER RD
CALLAHAN, FL 32011

2023

28-2N-25-3080-0006-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	03	Quality Level 03
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	2,769	100	2,769	576,506
FGR	1,017	55	559	116,384
FOP	380	30	114	23,735
FOP	432	30	130	27,066
FST	60	55	33	6,871
FUS	1,541	100	1,541	320,836
FUS	652	100	652	135,746
STP	12	10	1	208
STR	100	10	10	2,082

TOTALS	6,963		5,809	1,209,434
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0462	ST/AL FNC	0	0	162	0		648.00	SF 10.00
2	0463	FENCE GATE	0	0	0	0		2.00	UT 300.00
3	0855	CONC PAVER	0	0	0	0		1,425.00	SF 10.00
4	0502	FP-CUSTOM	0	0	0	0		1.00	UT 10,000.00
5	0600	SUMMER KIT	0	0	0	0		1.00	UT 5,000.00
6	0911	SCRN RM A	0	0	0	0		2,198.00	SF 17.50
7	0861	POOL GUNIT	0	0	30	16		480.00	SF 85.00
8	0871	POOL HTR R	0	0	0	0		1.00	UT 2,000.00
9	0855	CONC PAVER	0	0	0	0		1,360.00	SF 10.00

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	0					2.16

REVIEW DATE 12/08/2022 BY KW

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	5,809	146.1072	208.20	1,209,434	2022	2022	0	0	0.00	100.00
1 SFR CUST - 0% - 2023 Heated Area: 4962 HX Base Yr											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF											
131,195											

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131,195											

Total Acres: 2.16 Total Land Value: 75,600 Market: 0 Agricultural: 0 Common: 75,600

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		1,209,434	
TOTAL MARKET OB/XF VALUE		131,195	
TOTAL LAND VALUE - MARKET		75,600	
TOTAL MARKET VALUE		1,416,229	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,416,229	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,416,229	
TOTAL JUST VALUE		1,416,229	
NCON VALUE		1,340,629	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			

ASPHALT DRIVEWAY IS ON PRCL 5-3			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106182	CO		08/23/2022
B2210754	SCREEN ENCLOSURE	110,544	07/14/2022
B2202073	POOL	107,175	02/07/2022
B2106182	SFR	725,648	05/13/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2648/1398	6/05/2023	QC	U	V	11
GRANTOR: OUTDOOR LIFE HOLDINGS					
GRANTEE: PINCOMB MYRON & AMA					

BUILDING DIMENSIONS									
BAS=[YR=2022;ORIG=0,0] W15 N3 W8 S3 W5 N3 W41 S3 W15 S28 E15 S5 E54 N5 E15 N28 \$									
FUS=[YR=2022;ORIG=64,-25] D8R11 S9 E10 S8 E26 N8 E29 S14 W5 S7 W5 N7 W5 S15 W14 N2 N13 W26 S13 S2 W14 N15 W5 S7 W5 N7 W5 N14 E8 E6 N7 U6L6 N4 \$									
PTR=[ORIG=0,0] E30 N30 W30 S30 \$									
FUS=[YR=2023;ORIG=30,-30] E5 N6 E25 S6 E4 S5 S8 W9 S6 W5 N6 W5 S6 W5 N6 W10 N13 \$									
FOP=[YR=2022;ORIG=-66,-17] N1 U24L24 D18L18 D24R24 E15 N3 E3 N14 \$									
FOP=[YR=2022;ORIG=-69,33] S8 E54 N8 W54 \$									
FOP=[YR=2022;ORIG=-28,-3] N10 W35 W3 S10 E38 \$									

BUILDING NOTES									

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