

PT GOVT LOT 2 PAR 8-1
PT OR 1424/1697 (EX R/W
PT OR 914/488 & ESMT'S PT

ANDERSON GARY M & MARIE D/
PO BOX 1967
CALLAHAN, FL 32011-1967

2023

29-2N-25-0000-0008-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		14 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,050	100	4,050	415,383
CAN	98	30	29	2,974
CAN	98	30	29	2,974
CAN	147	30	44	4,513
CAN	230	30	69	7,077
TOTALS	4,623		4,221	432,921

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	11,829.00	SF	2.00	2.00	
2	0400	CONC CURB	0	0	0	0	923.00	LF	15.00	15.00	
3	0402	CONC BUMPE	0	0	0	0	20.00	UT	25.00	25.00	
4	0810	CONCRETE A	0	0	115	5	575.00	SF	6.50	6.50	
5	0825	BRICK	0	0	86	1	86.00	SF	12.50	12.50	
6	0811	CONCRETE B	0	0	37	14	518.00	SF	5.20	5.20	
7	0810	CONCRETE A	0	0	66	5	330.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001700	C	1STORY OFF	0			125.00	292.00	29,538.21	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	4,221	111.1164	157.79	666,032	2008	2008	25	0	0	10.00
1 OFFICE 1&2 - 0% - 0											
Heated Area: 4050 HX Base Yr											
BAS 2008											
CAN 2009											
CAN 2009											
CAN 2009											

BLD DATE	02/17/2022	KK	LGL DATE	
XF DATE	02/17/2022	KK	LAND DATE	02/17/2022
INC DATE			AG DATE	
450107 SR 200, CALLAHAN				

TOTAL OB/XF											
37,244											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	432,921		
TOTAL MARKET OB/XF VALUE	37,244		
TOTAL LAND VALUE - MARKET	118,153		
TOTAL MARKET VALUE	588,318		
SOH/AGL Deduction	131,539		
ASSESSED VALUE	456,779		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	456,779		
TOTAL JUST VALUE	588,318		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	418,366		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B3183	NEW CONSTR	284,000	03/04/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1424/1697	6/30/2006	WD	Q	V		185,000	
GRANTOR: CARTER LAURA GAILLE S							
GRANTEE: ANDERSON GARY M & M							
0567/0415	4/10/1989	PR	U	V	01	100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W39 CAN=[YR=2009] N10W23S10											
E23\$W51S45E4CAN=[YR=2009] S7E14N7W14 \$E31CAN=[YR=2009]											
S7E21N7W21\$E37 CAN=[YR=2009] S7E14N7W14\$E18N45\$.											