IN OR 1852/1193

SIMMONS JACQUELINE EST &\/BROWN RUTHIE MAE
618291 MARTIN LUTHER KING AVE
CALLAHAN, FL 32011

2023

29-2N-25-0000-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

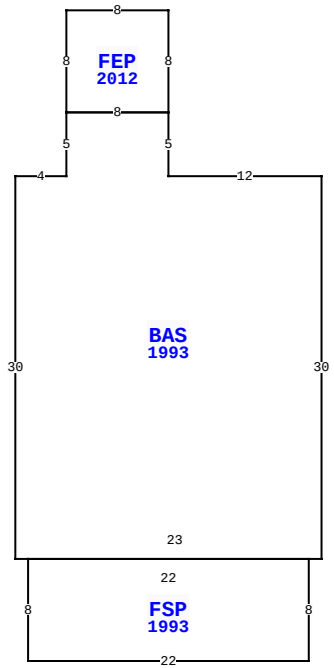
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	760	100	760	51,065
FEP	64	80	51	3,427
FSP	176	40	70	4,703
TOTALS	1,000		881	59,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	881	98.2800	88.70	78,145	1954	1954	0	0	0	24.25	75.75

1 SINGLE FAM – 0% - 0 Heated Area: 760 HX Base Yr



618291 DR MARTIN LUTHER KING JR AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	59,195
TOTAL MARKET OB/XF VALUE	772
TOTAL LAND VALUE - MARKET	22,680
TOTAL MARKET VALUE	82,647
SOH/AGL Deduction	14,368
ASSESSED VALUE	68,279
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,279
TOTAL JUST VALUE	82,647
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1852/1193	4/24/2013	QC	U	I	11	100
GRANTOR: SIMMONS SYLVESTER						
GRANTEE: SIMMONS JAQUELINE &						
1852/1191	4/24/2013	QC	U	I	11	100
GRANTOR: SIMMONS SYLVESTER & R						
GRANTEE: SIMMONS SYLVESTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N5 FEP=[YR=2012] N8 W8 S8 E8$ W8 S5 W4 S30 E1FSP=[YR=1993] S8 E22 N8 W22$ E23 N30$.

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	0940	SHEDS/PORT	0	0	16	12	192.00	SF	20.10	20.10	100	1970	1970	3	20	772	

LAND DESCRIPTION

TOTAL OB/XF 772

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	000100	C	SFR	0	0006		55.00	210.00	0.27	AC		1.00	1.00	2.40	35,000.00	84,000.00	22,680							

REVIEW DATE 06/05/2017 BY KBX Total Acres: 0.27 Total Land Value: 22,680 Market: 0 Agricultural: 0 Common: 22,680 PRINTED 08/02/2023 BY SYS