

BLK 2 PT LOT 3 IN OR 779/1336
 JEHU BOOTHE SURVEY PBK 1/29
 {A/K/A BLK 9 PT LOTS 2 & 3 IN

PARSLEY TIMOTHY SR
 55435 YELLOW JACKET DRIVE
 CALLAHAN, FL 32011

2023

29-2N-25-3120-0026-0010



BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	05	AVERAGE	100	
Roof Structur	04	WOOD TRUSS	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	02	MIN PLYWD	70	
Interior Floo	03	CONC FINSH	30	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Fixtures		4	100	
Frame	01	TYP WD	100	
Story Height		10	100	
RMS		5	100	
Stories	1.	1.	100	
Units		0	100	
Occupancy	00	NONE	100	
Quality	03	Quality Level	03	
DOR CODE	1100	STORES,	1 STORY	
MAP NUM		MKT AREA	07	
NEIGHBORHOOD/LOC	7002.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,240	100	2,240	184,521
TOTALS	2,240		2,240	184,521

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	RETAILSTOR	- 0%	- 0									
Heated Area: 2240					HX Base Yr							
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 56 56 40 40 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> BAS 1993 </div> </div>												
45390 MICKLER ST, CALLAHAN				BLD DATE	02/17/2022	KK	LGL DATE					
				XF DATE	02/17/2022	KK	LAND DATE	02/17/2022	KK			
				INC DATE								

NASSAU COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		184,521	
TOTAL MARKET OB/XF VALUE		13,254	
TOTAL LAND VALUE - MARKET		32,628	
TOTAL MARKET VALUE		230,403	
SOH/AGL Deduction		63,624	
ASSESSED VALUE		166,779	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		166,779	
TOTAL JUST VALUE		230,403	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		159,811	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0779/1336	12/16/1996	WD U	U	I	01	100
GRANTOR: PARSLEY RALPH COMPTON						
GRANTEE: PARSLEY TIMOTHY SR						
0691/1592	11/05/1993	WD U	V	01		100
GRANTOR: PARSLEY TIMOTHY SR						
GRANTEE: PARSLEY RALPH COMPT						

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
1	0812	CONCRETE C	0	0	0	0	4,576.00	SF	4.00	4.00	100	1993	1993	3	68	12,447	
2	0400	CONC CURB	0	0	0	0	48.00	LF	15.00	15.00	100	1993	1993	3	76	547	
3	0097	AWNING CN	0	0	0	0	10.00	SF	65.00	65.00	100	2000	2000	3	40	260	
TOTAL OB/XF 13,254																	

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W56 S40 E56 N40\$.

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	001100	C	STORE 1FLR	0			141.00	90.00	10,875.88	SF		1.00	1.00	1.00	3.00	3.00	32,628							