BLOCK 9 PT OF LOTS 5 & 8
IN OR 2474/628
J M DANCY SURVEY

PLANTEEN JEFFREY D & TRICIA M
45197 GREEN AVE
CALLAHAN, FL 32011

**2023**

**29-2N-25-3120-0031-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

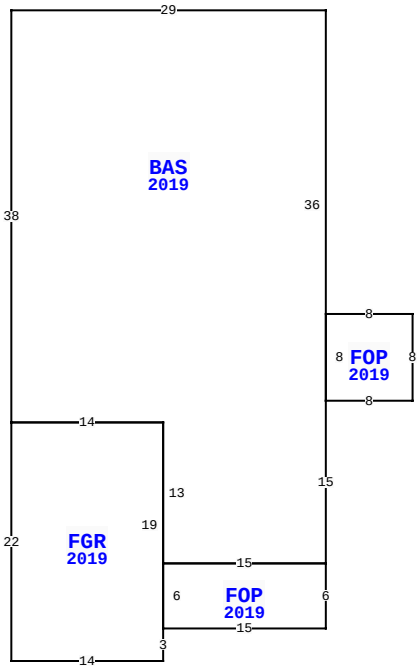
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 1,297 | 100 | 1,297 | 174,191 |
| FGR | 308 | 55 | 169 | 22,698 |
| FOP | 64 | 30 | 19 | 2,552 |
| FOP | 90 | 30 | 27 | 3,626 |
| TOTALS | 1,759 | | 1,512 | 203,067 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,512 | 114.2400 | 135.66 | 205,118 | 2019 | 2019 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SNGL FAM – 0% - 0 Heated Area: 1297 HX Base Yr




GREEN AV, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/02/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 203,067 |
| TOTAL MARKET OB/XF VALUE | 11,676 |
| TOTAL LAND VALUE - MARKET | 45,000 |
| TOTAL MARKET VALUE | 259,743 |
| SOH/AGL Deduction | 45,294 |
| ASSESSED VALUE | 214,449 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 214,449 |
| TOTAL JUST VALUE | 259,743 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 194,954 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 4430 | XFOB | 0 | 10/12/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2474/0628 | 6/22/2021 | WD | Q | I | 01 | 262,000 |
| GRANTOR: STEPHENS DOUGLAS S & | | | | | | |
| GRANTEE: PLANTEEN JEFFREY D | | | | | | |
| 2269/0708 | 4/16/2019 | WD | Q | I | 02 | 190,000 |
| GRANTOR: DOCKSIDE SOUTH LLC | | | | | | |
| GRANTEE: STEPHENS DOUGLAS S | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W29 S38 FGR=[YR=2019] S22 E14 N3 FOP=[YR=2019] E15 N6 W15 S6$ N19 W14$ E14 S13 E15 N15 FOP=[YR=2019] E8 N8 W8 S8$ N36$.

## 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 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 512.00 | SF | 6.50 | 6.50 | 100 | 2019 | 2019 | 3 | 99 | 3,295 | |
| 2 | 0940 | SHEDS/PORT | 0 | 0 | 12 | 24 | 288.00 | SF | 30.00 | 30.00 | 100 | 2021 | 2021 | 3 | 97 | 8,381 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,676

| 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 | | | 90.00 | 170.00 | 90.00 | FF | | 1.00 | 1.00 | 1.00 | 500.00 | 500.00 | 45,000 | | | | | | | |

REVIEW DATE 03/21/2022 BY HS Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS