

BLOCK 3 LOT 8
IN OR 294/58 & OR 597/639
LAKESIDE PARK SUB PB 0/36

RAU PENNY LEEANN
45128 WARRIOR DRIVE
CALLAHAN, FL 32011

2023

29-2N-25-3200-0003-0080



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 90		
Exterior Wall	20	FACE BRICK 10		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	11	CLAY TILE 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		
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	995	100	995	82,113
BAS	600	100	600	49,515
FCP	400	25	100	8,253
FEP	280	80	224	18,485
FOP	25	30	8	660
TOTALS			1,927	159,026

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,927	108.9760	98.35	189,520	1961	1990	0	0
1 SINGLE FAM - 100% - 1980									
Heated Area: 1595									
HX Base Yr 1980									
TOTALS	2,300		1,927	159,026					

NASSAU COUNTY PROPERTY					PAGE 1 of 1		1
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 1				Tax Dist:			
BUILDING MARKET VALUE				159,026			
TOTAL MARKET OB/XF VALUE				9,411			
TOTAL LAND VALUE - MARKET				49,000			
TOTAL MARKET VALUE				217,437			
SOH/AGL Deduction				104,539			
ASSESSED VALUE				112,898			
TOTAL EXEMPTION VALUE				HX HB WX		55,000	
BASE TAXABLE VALUE				57,898			
TOTAL JUST VALUE				217,437			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				176,185			

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	100	0	0		51.00	SF 6.50
2	0810	CONCRETE A	0	100	0	0		1,435.00	SF 6.50
3	0810	CONCRETE A	0	100	0	0		55.00	SF 6.50
4	1242	WD DECK A	0	100	0	0		396.00	SF 10.00
5	0851	PATIO STON	0	100	0	0		126.00	SF 1.13
6	0940	SHEDS/PORT	0	100	11	16		176.00	SF 21.30
7	0681	POLE SHED	0	100	11	7		77.00	SF 15.00
8	0681	POLE SHED	0	100	4	12		48.00	SF 15.00
TOTAL OB/XF 9,411									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006		98.00	168.00	98.00
TOTAL OB/XF 9,411									
UNIT PRICE									
ADJ UNIT PRICE									
LAND VALUE									
OTHER ADJUSTMENTS AND NOTES									
YEAR									
DENSITY									
DECL									
FRZ									
YR									
CONSRV									