

BLOCK 3 PT OF LOT 5 TOWNHOUSE
IN OR 1503/1224
WILSON & OGILVIE SUB DB B9/500

JAN INVESTMENT GROUP INC
PO BOX 455
CALLAHAN, FL 32011-0455

2023

29-2N-25-3220-0003-0053



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	14
Interior Floo	03
Air Condition	03
Heating Type	04
Bedrooms	2
Bathrooms	1.5
Frame	02
Stories	2.
Units	0
BUD8 Adjustme	01
Occupancy	00

Quality	03
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	480	35,491
FUS	480	100	480	35,491
UST	16	45	7	517

TOTALS	976		967	71,501
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EXTRA FEATURES	
L N	OB/XF CODE
1	0811
2	0940

LAND DESCRIPTION	
L N	USE CODE
1	000100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	967	113.4000	102.34	98,963	1985	1985	0	0	27.75	72.25
1 SINGLE FAM - 0% - 0											
Heated Area: 960											
HX Base Yr											
UST 1993											
BAS 1993											
FUS 1993											

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
5.20	100	1985	1985	3	49.5	1,338	
21.30	100	1990	1990	3	20	852	

TOTAL OB/XF	
2,190	

NASSAU COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	71,501
TOTAL MARKET OB/XF VALUE	2,190
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	88,691
SOH/AGL Deduction	5,094
ASSESSED VALUE	83,597
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,597
TOTAL JUST VALUE	88,691
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2379	MH MOVE-ON	0	06/01/1990

SALES DATA	
OFF RECORD Number	DATE
1503/1224	6/05/2007
GRANTOR: SELF PHILLIP A & LIND	
GRANTEE: JAN INVESTMENT GROU	
1127/0420	4/03/2003
GRANTOR: BRANDIES LINDA	
GRANTEE: SELF PHILLIP A & LI	

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W12 UST=[YR=1993] N4 W4 S4 E4 \$ W4 S30 E16 N30 \$ PTR= E15 FUS=[YR=1993] E16 S30 W16 N30 \$ W15 \$.	