IN OR 2489/247
EX R/W CASE 02-116-CA
EX R/W OR 1057/1879

PADGETT MACKENZIE K/LUCE DENVER G
448988 US HWY 301
CALLAHAN, FL 32011

2023

31-2N-25-0000-0005-0030

BUILDING CHARACTERISTICS

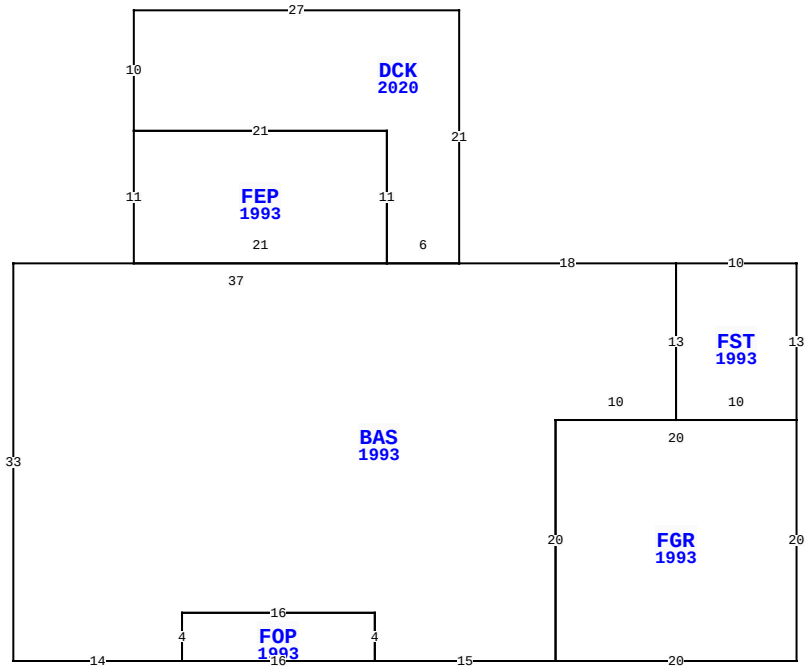
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,551	100	1,551	167,758
DCK	336	10	34	3,677
FEP	231	80	185	20,010
FGR	400	55	220	23,795
FOP	64	30	19	2,055
FST	130	55	72	7,787
TOTALS	2,712		2,081	225,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,081	129.2000	153.42	319,267	1978	1983	0	0	0	29.50	70.50

1 SNGL FAM – 100% - 2022 Heated Area: 1551 HX Base Yr 2022



448988 US HWY 301, CALLAHAN

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		225,083
TOTAL MARKET OB/XF VALUE		16,555
TOTAL LAND VALUE - MARKET		63,350
TOTAL MARKET VALUE		304,988
SOH/AGL Deduction		55,357
ASSESSED VALUE		249,631
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		199,631
TOTAL JUST VALUE		304,988
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000152	REPAIR/RRF	10,875	01/07/2020
5069	CHNGE SRVC	500	05/09/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2489/0247	8/12/2021	WD	Q	I	01	265,000
GRANTOR: WHITLEY JESSIE S & CA						
GRANTEE: PADGETT MACKENZIE K						
2387/1635	6/19/2020	SW	U	I	11	100
GRANTOR: WHITLEY JESSIE S & CA						
GRANTEE: CARROLL HOLLY & WIL						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W10 BAS=[YR=1993] W18 DCK=[YR=2020] N21 W27 S10 FEP=[YR=1993] S11 E21 N11 W21$E21 S11 E6$W37 S33 E14 FOP=[YR=1993] E16 N4 W16S4$ N4 E16 S4 E15 FGR=[YR=1993] E20 N20 W20 S20$ N20 E10 N13$ S13 E10 N13$.

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	0510	GARAGE WD-	0	100	40	40	1,600.00	SF	35.00	35.00	100	1980	1980	3	20	11,200	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	44	1,540	
3	0811	CONCRETE B	0	100	0	0	604.00	SF	5.20	5.20	100	1978	1978	3	30	942	
4	0940	SHEDS/PORT	0	100	10	20	200.00	SF	13.20	13.20	100	1975	1975	3	20	528	
5	1242	WD DECK A	0	100	11	26	286.00	SF	10.00	10.00	100	2017	2017	3	82	2,345	

LAND DESCRIPTION

TOTAL OB/XF 16,555

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	000115	C	SFR ACRES	100	0003	OR	0.00	0.00	1.81	AC		1.00	1.00	1.00	35,000.00	35,000.00	63,350							

REVIEW DATE 02/04/2021 BY KB Total Acres: 1.81 Total Land Value: 63,350 Market: 0 Agricultural: 0 Common: 63,350 PRINTED 08/02/2023 BY SYS