PT GOVT LOT 1 OF SEC 31-2N-25E
IN OR 1983/1076 (EX PT IN
PBK 1/16 & EX DOT LTD ACCESS

CARROLL KATHY L & MICHAEL J
448941 US HWY 301
CALLAHAN, FL 32011

2023

31-2N-25-0000-0005-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

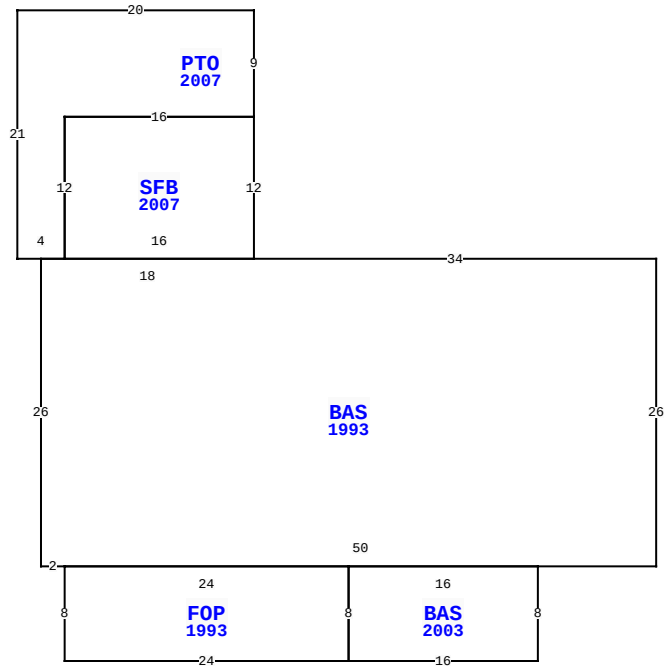
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1,352	72,360
BAS	128	100	128	6,851
FOP	192	30	58	3,104
PTO	228	5	11	589
SFB	192	80	154	8,242
TOTALS	2,092		1,703	91,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,703	99.0000	89.35	152,163	1946	1960	0	0	0	40.10	59.90

1 SINGLE FAM – 0% - 0 Heated Area: 1634 HX Base Yr



448941 US HWY 301, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	117,025
TOTAL MARKET OB/XF VALUE	25,922
TOTAL LAND VALUE - MARKET	32,900
TOTAL MARKET VALUE	175,847
SOH/AGL Deduction	23,597
ASSESSED VALUE	152,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	152,250
TOTAL JUST VALUE	175,847
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1983/1076	6/04/2015	QC	U	I	11	100
GRANTOR: CARROLL KATHY L AKA K						
GRANTEE: CARROLL KATHY L AKA						
1918/1947	5/20/2014	QC	U	I	11	100
GRANTOR: CARROLL PAUL J						
GRANTEE: CARROLL PAUL J & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 SFB=[YR=2007] N12 PTO=[YR=2007] N9 W20 S21 E4 N12 E16$ W16 S12 E16$ W18 S26 E2 FOP=[YR=1993] S8 E24 BAS=[YR=2003] E16 N8 W16 S8$ N8 W24$ E50 N26$.

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	0511	GARAGE CB-	0	0	28	21	588.00	SF	40.00	40.00	100	1970	1970	3	22	5,174	
2	0511	GARAGE CB-	0	0	28	18	504.00	SF	20.00	20.00	100	2000	2000	3	80	8,064	
5	0511	GARAGE CB-	0	0	21	10	210.00	SF	20.00	20.00	100	2004	2004	3	86	3,612	
6	0510	GARAGE WD-	0	0	21	17	357.00	SF	26.25	26.25	100	2003	2003	3	36	3,374	
7	0681	POLE SHED	0	0	13	17	221.00	SF	11.25	11.25	100	2003	2003	3	36	895	
8	0680	POLE SHED	0	0	20	19	380.00	SF	7.50	7.50	100	2003	2003	3	36	1,026	
9	0752	USP	0	0	12	15	180.00	SF	11.25	11.25	100	1990	1990	3	20	405	
10	0812	CONCRETE C	0	0	0	0	1,006.00	SF	4.00	4.00	100	1995	1995	3	72	2,897	
11	1127	BRICK 8"	0	0	11	4	44.00	SF	5.50	5.50	100	2000	2000	3	94	227	
12	1127	BRICK 8"	0	0	6	4	24.00	SF	11.00	11.00	100	2000	2000	3	94	248	

TOTAL OB/XF 25,922

LAND DESCRIPTION

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	0		OR	0.00	0.00	0.94	AC		1.00	1.00	1.00	35,000.00	35,000.00	32,900							

REVIEW DATE 06/01/2022 BY KBA Total Acres: 0.94 Total Land Value: 32,900 Market: 0 Agricultural: 0 Common: 32,900 PRINTED 08/02/2023 BY SYS

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2023

31-2N-25-0000-0005-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

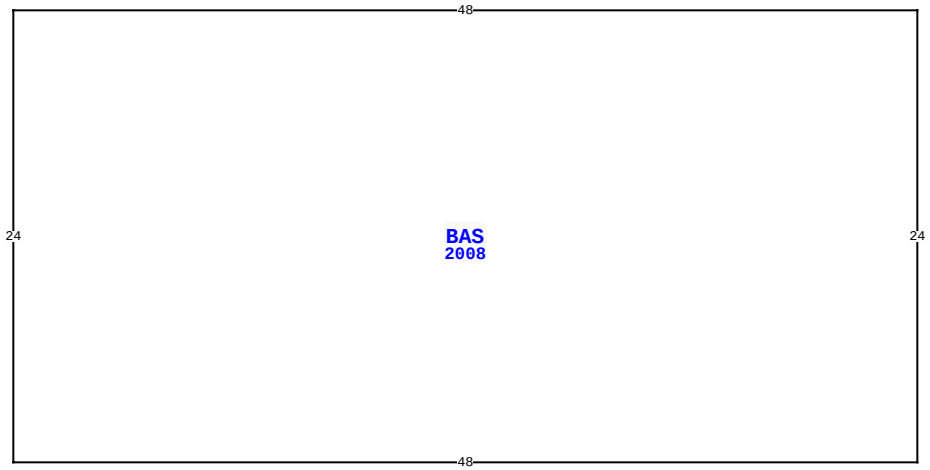
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	25,879
TOTALS	1,152		1,152	25,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	115.2000	74.88	86,262	1982	1982	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1152 HX Base Yr



448941 US HWY 301, CALLAHAN

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1918/1947	5/20/2014	QC	U	I	11	100
GRANTOR: CARROLL PAUL J						
GRANTEE: CARROLL PAUL J & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W48 S24 E48 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/01/2022 BY KBA Total Acres: 0.94 Total Land Value: 32,900 Market: 0 Agricultural: 0 Common: 32,900 PRINTED 08/02/2023 BY SYS