

BLOCK 2 PT OF LOTS 5 6 7  
IN OR 1952/50  
EX R/W CASE #03-554CA

BAIN JOAN/LINDSEY DAVID & JENNIFER  
PO BOX 1414  
CALLAHAN, FL 32011

2023

31-2N-25-2920-0002-0052



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 04 | SINGLE SID 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 70     |
| Interior Wall            | 02 | WALL BD/WD 30  |
| Interior Floo            | 14 | CARPET 90      |
| Interior Floo            | 08 | SHT VINYL 10   |
| 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            |
| 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       | 1,044            | 100         | 1,044        | 54,299               |
| FSP       | 168              | 40          | 67           | 3,485                |
| FST       | 112              | 55          | 62           | 3,224                |

|        |       |  |       |        |
|--------|-------|--|-------|--------|
| TOTALS | 1,324 |  | 1,173 | 61,009 |
|--------|-------|--|-------|--------|

| EXTRA FEATURES |            |             |         |    |    |        |    |       |                |           |         |
|----------------|------------|-------------|---------|----|----|--------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 3              | 1242       | WD DECK A   | 0 100   | 0  | 0  | 136.00 | SF | 10.00 | 10.00          | 100       | 2000    |
| 5              | 0510       | GARAGE WD-  | 0 100   | 40 | 24 | 960.00 | SF | 35.00 | 35.00          | 100       | 2013    |
| 6              | 0810       | CONCRETE A  | 0 100   | 0  | 0  | 480.00 | SF | 6.50  | 6.50           | 100       | 2013    |
| 7              | 0351       | CARPORT MT  | 0 100   | 12 | 40 | 480.00 | SF | 10.00 | 10.00          | 100       | 2018    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1                | 000115   | C   | SFR ACRES            | 100 |     | OR       | 0.00  | 0.00  | 8.13        | AC        |     |

| MARKET ADJUSTMENTS      |     |           |             |                |                |      |      |      |      |       |        |
|-------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                    | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0100                    | 01  | 1,173     | 93.7040     | 84.57          | 99,201         | 1949 | 1960 | 0    | 0    | 38.50 | 61.50  |
| 1 SINGLE FAM - 100% - 0 |     |           |             |                |                |      |      |      |      |       |        |
| Heated Area: 1044       |     |           |             |                |                |      |      |      |      |       |        |
| HX Base Yr              |     |           |             |                |                |      |      |      |      |       |        |
|                         |     |           |             |                |                |      |      |      |      |       |        |

|                            |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------|--|--|--|--|--|--|--|--|--|--|--|
| 44083 NEWCOMB RD, CALLAHAN |  |  |  |  |  |  |  |  |  |  |  |
| BLD DATE                   |  |  |  |  |  |  |  |  |  |  |  |
| XF DATE                    |  |  |  |  |  |  |  |  |  |  |  |
| INC DATE                   |  |  |  |  |  |  |  |  |  |  |  |
| LGL DATE                   |  |  |  |  |  |  |  |  |  |  |  |
| LAND DATE                  |  |  |  |  |  |  |  |  |  |  |  |
| AG DATE                    |  |  |  |  |  |  |  |  |  |  |  |
| 05/19/2023 MLU             |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|--|--|
| PAGE 1 of 2               |  |  |  |  |  |  |  |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |  |  |
| STANDARD                  |  |  |  |  |  |  |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  |  |  |
| Tax Group: 6              |  |  |  |  |  |  |  |  |  |  |  |
| Tax Dist:                 |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |  |  |
| 94,889                    |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |  |  |
| 32,564                    |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |  |  |
| 130,080                   |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |  |  |
| 257,533                   |  |  |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |  |  |
| 116,428                   |  |  |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |  |  |
| 141,105                   |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |  |  |
| 55,000                    |  |  |  |  |  |  |  |  |  |  |  |
| HX HB WX                  |  |  |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |  |  |
| 86,105                    |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |  |  |
| 257,533                   |  |  |  |  |  |  |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  |  |  |
| 0                         |  |  |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |  |  |
| 234,997                   |  |  |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B1326958   | XFOB        | 38,237 | 03/01/2013 |
| M09473     | MECH OTHER  | 0      | 03/01/2005 |
| E14354     | ELEC OTHER  | 0      | 02/01/2005 |
| P08861     | OTHER       | 0      | 02/01/2005 |
| MH4511     | MH MOVE-ON  | 0      | 01/01/2005 |
| MH961412   | MH MOVE-ON  | 0      | 07/01/1996 |

| SALES DATA                    |            |              |        |        |           |               |  |
|-------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number          | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1952/0050                     | 12/12/2014 | QC           | U      | I      | 11        | 100           |  |
| GRANTOR: BAIN JOAN & JENNIFER |            |              |        |        |           |               |  |
| GRANTEE: BAIN JOAN & DAVID &  |            |              |        |        |           |               |  |
| 1316/0962                     | 5/10/2005  | QC           | U      | I      | 07        | 100           |  |
| GRANTOR: BAIN JOAN            |            |              |        |        |           |               |  |
| GRANTEE: BAIN JOAN & JENNIFE  |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                               |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W24 N2 W14 S8 FST=[YR=1993] W8 S14 E8 N14\$ S22 E14 N2 E24 N1 FSP=[YR=2005] E7 N24 W7 S24\$ N25\$ . |  |  |  |  |  |  |  |  |  |  |  |

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