

BLOCK 3 LOTS 20-27
IN OR 2592/1693
(EX S-3 OF LOTS 22-26

JAXSAT GROUP LLC
13245 ATLANTIC BLVD STE 4-146
JACKSONVILLE, FL 32225

2023

31-2N-25-2920-0003-0201



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

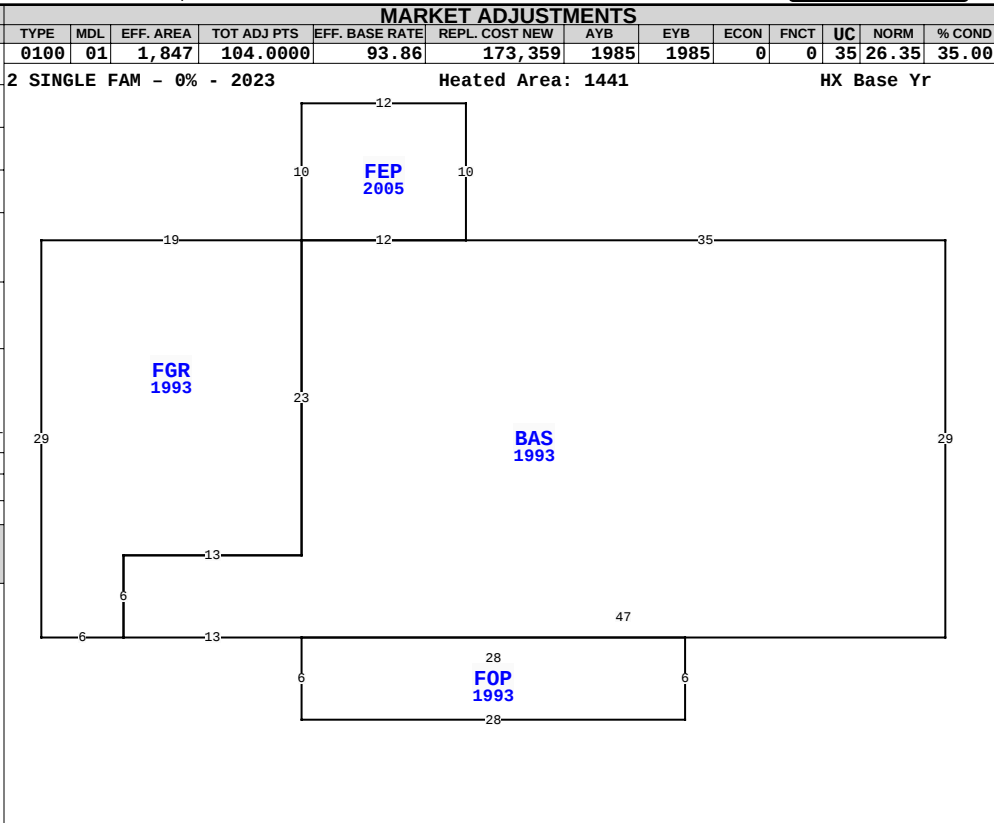
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,441	100	1,441	47,338
FEP	120	80	96	3,154
FGR	473	55	260	8,541
FOP	168	30	50	1,643

TOTALS	2,202		1,847	60,676
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
6	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
7	0200	BARN WD 0-	0	0	60	30	1,800.00	SF	20.00	20.00	
8	0510	GARAGE WD-	0	0	20	16	320.00	SF	35.00	35.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	000115	C	SFR ACRES	0		OR			9.78	AC	1.00



448548 US HWY 301, CALLAHAN	BLD DATE	LGL DATE	05/19/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
11,540											

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 6				Tax Dist:				
BUILDING MARKET VALUE				60,676				
TOTAL MARKET OB/XF VALUE				11,540				
TOTAL LAND VALUE - MARKET				156,480				
TOTAL MARKET VALUE				228,696				
SOH/AGL Deduction				0				
ASSESSED VALUE				228,696				
TOTAL EXEMPTION VALUE				0				
BASE TAXABLE VALUE				228,696				
TOTAL JUST VALUE				228,696				
NCON VALUE				0				
INCOME VALUE				0				
PREVIOUS YEAR MKT VALUE				154,774				
BLDG:2:6: ADJSTD FOR CONDTN (UC = 40% DEPR REDUCTI								
SALE:5:3: CONDTN AND IS CURRENTLY UNLIVEABLE + WIL								
SALE:5:2: 1/2023KW: SFR APPEARS HAD BEEN IN VERY P								
BLDG:2:1: 1/2023KW: SFR IS UNDERGOING EXTENSIVE RE								
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2592/1693		9/16/2022		WD	U	I	37	95,000
GRANTOR: KRULISH MICHELLE								
GRANTEE: JAXSAT GROUP LLC								
2585/1330		8/18/2022		FJ	U	I	11	0
GRANTOR: KRULISH SHERI ANN EST								
GRANTEE: KRULISH MICHELLE								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=1993] W35 FEP=[YR=2005] N10 W12 S10 E12 \$ W12								
FGR=[YR=1993] W19 S29 E6 N6 E13 N23 \$ S23 W13 S6 E13								
FOP=[YR=1993] S6 E28 N6 W28 \$ E47 N29 \$.								