



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
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	1,470	100	1,470	109,269
TOTALS	1,470		1,470	109,269

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0940	SHEDS/PORT	0	100	10	14	140.00	SF	30.00	30.00	
3	0510	GARAGE WD-	0	100	20	18	360.00	SF	35.00	35.00	
4	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	
5	0810	CONCRETE A	0	100	0	0	140.00	SF	6.50	6.50	
6	0810	CONCRETE A	0	100	0	0	596.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.14	AC	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,470	96.9000	87.45	128,552	1992	1992	0	0	0	15.00	85.00
1 SINGLE FAM - 100% - 0												
Heated Area: 1470												
HX Base Yr												
49 30 49 30 BAS 1993												
BLD DATE												
LGL DATE												

TOTAL OB/XF 17,230													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		114,358	
TOTAL MARKET OB/XF VALUE		17,230	
TOTAL LAND VALUE - MARKET		74,900	
TOTAL MARKET VALUE		206,488	
SOH/AGL Deduction		92,287	
ASSESSED VALUE		114,201	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		64,201	
TOTAL JUST VALUE		206,488	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		181,308	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7798	NEW CONSTR	26,000	01/24/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2266/1496	4/04/2019	LE U	I	11		100	
GRANTOR: LEONARD JOSEPH A							
GRANTEE: MONDY TISHA REBECCA							
0185/0322	1/01/1974	WD Q	V			4,300	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W49 S30 E49 N30\$.											

LEONARD JOSEPH A L/E/
44420 MARY SAULS CIR
CALLAHAN, FL 32011

32-2N-25-4020-0011-0000

[illegible]