PT OF LOT 4 (S-11)
IN OR 1384/935
WOODSIDE ESTATES PB 5/391-394

VARGAS RUBY JEAN
44394 LAMAR AVE
CALLAHAN, FL 32011-4193

**2023**

**32-2N-25-7300-0004-0110**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

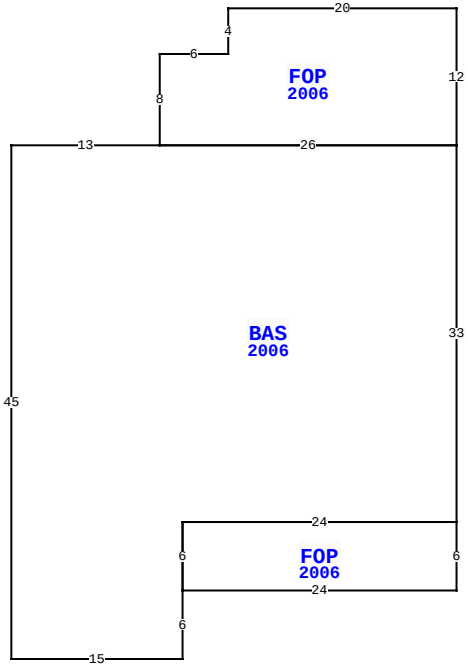
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 12 | HARDWOOD 30 |
| Air Condition | 03 | CENTRAL 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 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |
| 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 | 1,467 | 100 | 1,467 | 158,323 |
| FOP | 144 | 30 | 43 | 4,641 |
| FOP | 288 | 30 | 86 | 9,281 |
| TOTALS | 1,899 | | 1,596 | 172,245 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,596 | 103.2750 | 122.64 | 195,733 | 2006 | 2006 | 0 | 0 | 0 | 12.00 | 88.00 |

1 SNGL FAM – 100% - 2007 Heated Area: 1467 HX Base Yr 2007




44394 LAMAR AVE, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | 05/11/2007 DJ | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 182,191 |
| TOTAL MARKET OB/XF VALUE | | 7,054 |
| TOTAL LAND VALUE - MARKET | | 88,200 |
| TOTAL MARKET VALUE | | 277,445 |
| SOH/AGL Deduction | | 150,454 |
| ASSESSED VALUE | | 126,991 |
| TOTAL EXEMPTION VALUE | HX HB WX SX | 105,000 |
| BASE TAXABLE VALUE | | 21,991 |
| TOTAL JUST VALUE | | 277,445 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 233,224 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| F0617975 | NEW CONSTR | 26,000 | 06/01/2006 |
| B17162 | NEW CONSTR | 130,000 | 02/01/2006 |
| C17162 | CO ISSUED | 130,000 | 02/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1384/0935 | 1/26/2006 | WD | U | V | 07 | 100 |
| GRANTOR: AMARAL NORMAN J & FRA | | | | | | |
| GRANTEE: VARGAS RONALD J & R | | | | | | |
| 1334/1217 | 7/20/2005 | QC | U | V | 06 | 100 |
| GRANTOR: AMARAL NORMAN J & FRA | | | | | | |
| GRANTEE: VARGAS RONALD & RUB | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2006] W20 S4 W6 S8 BAS=[YR=2006] W13 S45 E15 N6
FOP=[YR=2006] E24 N6 W24 S6$ N6 E24 N33 W26$ E26 N12 $.

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,487.00 | SF | 4.00 | 4.00 | 100 | 2006 | 2006 | 3 | 88 | 5,234 | |
| 2 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2006 | 2006 | 3 | 91 | 1,820 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,054

| 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 | 0007 | | 0.00 | 0.00 | 2.52 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 88,200 | | | | | | | |

REVIEW DATE 08/07/2018 BY KBX Total Acres: 2.52 Total Land Value: 88,200 Market: 0 Agricultural: 0 Common: 88,200 PRINTED 08/02/2023 BY SYS

PT OF LOT 4 (S-11)
IN OR 1384/935
WOODSIDE ESTATES PB 5/391-394

VARGAS RUBY JEAN
44394 LAMAR AVE
CALLAHAN, FL 32011-4193

**2023**

**32-2N-25-7300-0004-0110**

## BUILDING CHARACTERISTICS

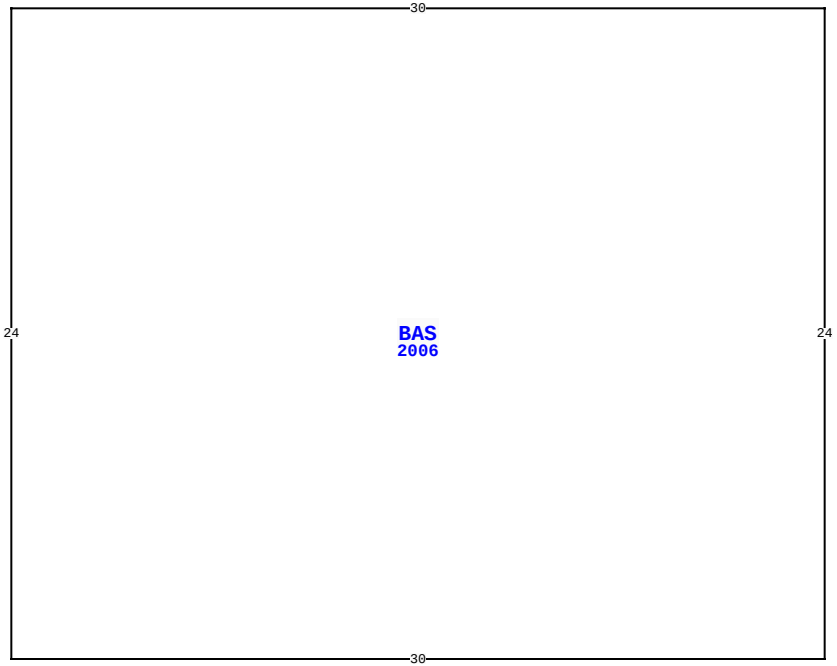
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 20 | FACE BRICK 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| 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 | 720 | 100 | 720 | 9,946 |
| TOTALS | 720 | | 720 | 9,946 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 720 | 50.6000 | 17.71 | 12,751 | 2006 | 2006 | 0 | 0 | 0 | 22.00 | 78.00 |

2 GARAGE RES – 100% - 2007 Heated Area: 720 HX Base Yr 2007




44394 LAMAR AVE, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | 05/11/2007 DJ | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 182,191 |
| TOTAL MARKET OB/XF VALUE | | 7,054 |
| TOTAL LAND VALUE - MARKET | | 88,200 |
| TOTAL MARKET VALUE | | 277,445 |
| SOH/AGL Deduction | | 150,454 |
| ASSESSED VALUE | | 126,991 |
| TOTAL EXEMPTION VALUE | HX HB WX SX | 105,000 |
| BASE TAXABLE VALUE | | 21,991 |
| TOTAL JUST VALUE | | 277,445 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 233,224 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1384/0935 | 1/26/2006 | WD | U | V | 07 | 100 |
| GRANTOR: AMARAL NORMAN J & FRA | | | | | | |
| GRANTEE: VARGAS RONALD J & R | | | | | | |
| 1334/1217 | 7/20/2005 | QC | U | V | 06 | 100 |
| GRANTOR: AMARAL NORMAN J & FRA | | | | | | |
| GRANTEE: VARGAS RONALD & RUB | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W30 S24 E30 N24$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 08/07/2018 BY KBX Total Acres: 2.52 Total Land Value: 88,200 Market: 0 Agricultural: 0 Common: 88,200 PRINTED 08/02/2023 BY SYS