IN OR 1366/1533 R359353

PARSLEY TIMOTHY B & CINDY L
55435 YELLOW JACKET DRIVE
CALLAHAN, FL 32011

2023

33-2N-25-0000-0001-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

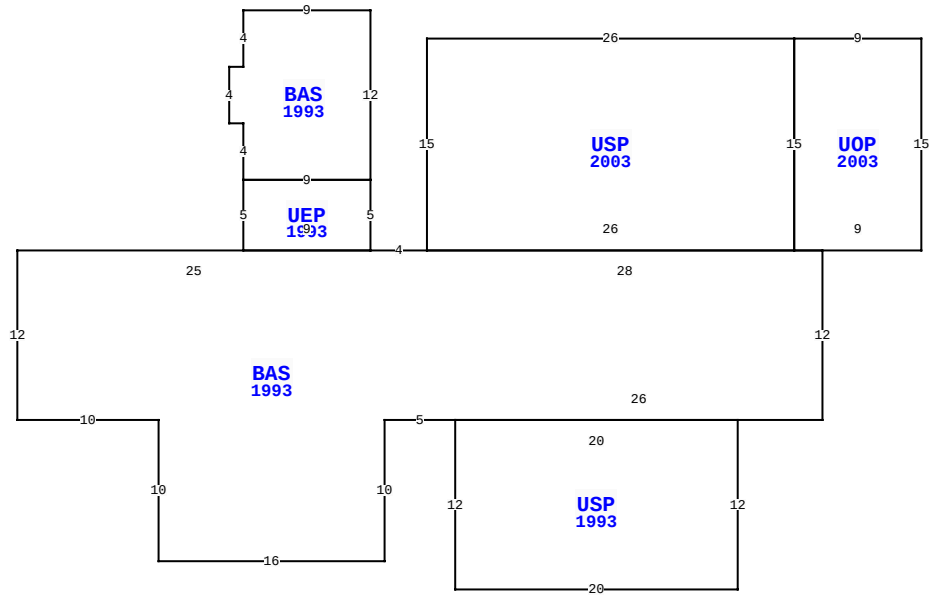
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	02	Quality Level 02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	112	100	112	1,425
BAS	844	100	844	10,738
UEP	45	70	32	407
UOP	135	25	34	433
USP	240	50	120	1,527
USP	390	50	195	2,481
TOTALS	1,766		1,337	17,011

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,337	65.2400	42.41	56,702	1974	1976	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 956 HX Base Yr



55196 HART TER, 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	17,011
TOTAL MARKET OB/XF VALUE	5,218
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	57,229
SOH/AGL Deduction	19,604
ASSESSED VALUE	37,625
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,625
TOTAL JUST VALUE	57,229
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1366/1533	11/14/2005	WD	Q	I		44,000
GRANTOR: BROWN ALBERT P & RACH						
GRANTEE: PARSLEY TIMOTHY B &						
1218/1755	3/30/2004	WD	U	I	01	100
GRANTOR: BROWN ALLEN J & ROBIN						
GRANTEE: BROWN ALBERT P & RA						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2003] W9 USP=[YR=2003] W26 S15 BAS=[YR=1993] W4 UEP=[YR=1993] N5 BAS=[YR=1993] N12 W9 S4 W1 S4 E1 S4 E9$ W9 S5 E9$ W25 S12 E10 S10 E16 N10 E5 USP=[YR=1993] S12 E20 N12 W20$ E26 N12 W28$ E26 N15$ S15 E9 N15$.

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	0681	POLE SHED	0	0	20	18	360.00	SF	15.00	15.00	100	1980	1980	3	20	1,080	
3	0810	CONCRETE A	0	0	12	4	48.00	SF	6.50	6.50	100	1980	1980	3	35	109	
4	0811	CONCRETE B	0	0	0	0	1,492.00	SF	5.20	5.20	100	1980	1980	3	35	2,715	
5	0756	FEP	0	0	27	5	135.00	SF	27.00	27.00	100	1995	1995	3	20	729	
6	0940	SHEDS/PORT	0	0	8	7	56.00	SF	20.10	20.10	100	1990	1990	3	20	225	
7	0940	SHEDS/PORT	0	0	10	6	60.00	SF	30.00	30.00	100	1995	1995	3	20	360	

LAND DESCRIPTION

TOTAL OB/XF 5,218

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	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/20/2021 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS