

IN DB 229/237 PT OF 4-1N-25
IN OR 1724/430
PARCELS 14 & 15-2 EX 15-26

KRAMER DAVID R JR & SHANA B
541300 US HWY 1
CALLAHAN, FL 32011

2023

33-2N-25-0000-0014-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	11
Interior Wall	05
Interior Floo	09
Interior Floo	11
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	2
Frame	02
Stories	1
Units	0
BUD8 Adjustme	06
Occupancy	00
Quality	05
DOR CODE	5000
MAP NUM	
NEIGHBORHOOD/LOC	8001.00
AREA TYPE	TOTAL GROSS AREA
BAS	1,843
FEP	80
FOP	77
TOTALS	2,000

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,930	123.8600	111.78	215,735	1954	1970	0	0	0	20.25	79.75

1 SINGLE FAM - 100% - 2012

Heated Area: 1843

HX Base Yr 2012

8

10

10

8

FEP
1993

11

7

7

11

FOP
1993

48

30

40

48

BAS
1993

BLD DATE

LGL DATE

05/10/2023

MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			172,049
TOTAL MARKET OB/XF VALUE			15,135
TOTAL LAND VALUE - MARKET			268,380
TOTAL MARKET VALUE			229,519
SOH/AGL Deduction			116,601
ASSESSED VALUE			112,918
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			62,918
TOTAL JUST VALUE			455,564
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			182,771

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,843	100	1,843	164,294
FEP	80	80	64	5,705
FOP	77	30	23	2,050
TOTALS	2,000		1,930	172,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED
G01707	GAS	900	03/01/2012
B24816	REPAIR/RRF	24,000	06/01/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1724/0430	11/29/2010	WD	U	I	30
GRANTOR: KRAMER DAVID R JR					SALE PRICE
GRANTEE: KRAMER DAVID R JR &					100
1724/0422	11/29/2010	TD	U	I	30
GRANTOR: KRAMER DAVID R JR TRU					100
GRANTEE: KRAMER DAVID R JR					

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	100	1960	1960	3
2	0681	POLE SHED	0	100	20	28	560.00	SF	10.05	100	1970	1970	3
3	0681	POLE SHED	0	100	26	27	702.00	SF	10.05	100	1970	1970	3
6	0681	POLE SHED	0	100	36	36	1,296.00	SF	10.05	100	1970	1970	3
7	0940	SHEDS/PORT	0	100	36	16	576.00	SF	20.10	100	1970	1970	3
8	0940	SHEDS/PORT	0	100	20	20	400.00	SF	20.10	100	1970	1970	3
9	0350	CARPORT WD	0	100	37	20	740.00	SF	8.71	100	1979	1979	3
10	0681	POLE SHED	0	100	60	16	960.00	SF	15.00	100	2001	2001	3

BUILDING NOTES													
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BUILDING DIMENSIONS
BAS=[YR=1993] W48 S30 FEP=[YR=1993] W8 S10 E8 N10\$ S10 E18
FOP=[YR=1993] E11 N7 W11 S7\$ N7 E11 S7 E19 N40\$.

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00
2	006000	A	PAST1/HAY	0			0.00	0.00	16.67	AC		1.00	1.00
3	009910	M	MKT. VAL. AG	0			0.00	0.00	16.67	AC		1.00	1.00