LOT 3
IN OR 1747/1606
ROSE WOOD SUB PB 3/65

HART STEPHEN H
1220 MAPLETON RD
JACKSONVILLE, FL 32207

**2023**

**33-2N-25-4040-0003-0000**

# NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

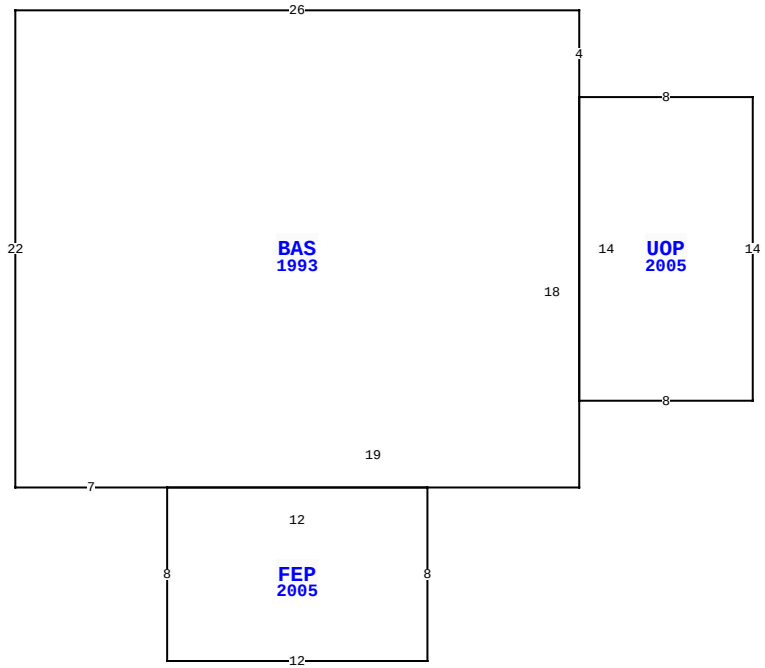
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 04 | SINGLE SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 80 |
| Interior Wall | 02 | WALL BD/WD 20 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 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 | 572 | 100 | 572 | 29,895 |
| FEP | 96 | 80 | 77 | 4,024 |
| UOP | 112 | 20 | 22 | 1,150 |
| TOTALS | 780 | | 671 | 35,069 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 671 | 94.1600 | 84.98 | 57,022 | 1957 | 1960 | 0 | 0 | 0 | 38.50 | 61.50 |

2 SINGLE FAM – 0% - 0 Heated Area: 572 HX Base Yr




541746 LEM TURNER RD, 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 | 35,069 |
| TOTAL MARKET OB/XF VALUE | 1,771 |
| TOTAL LAND VALUE - MARKET | 25,988 |
| TOTAL MARKET VALUE | 62,828 |
| SOH/AGL Deduction | 14,244 |
| ASSESSED VALUE | 48,584 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 48,584 |
| TOTAL JUST VALUE | 62,828 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 53,271 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M9798 | H/AC | 0 | 05/01/2005 |
| MH4614 | MH MOVE-ON | 0 | 04/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1747/1606 | 7/13/2011 | QC | U | I | 11 | 100 |

GRANTOR: HART CARL J & JESSIE

GRANTEE: HART STEPHEN HOWELL

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP=[YR=2005] W8 BAS=[YR=1993] N4 W26 S22 E7 FEP=[YR=2005] S8 E12 N8 W12 $ E19 N18 $ S14 E8 N14 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 5 | 0940 | SHEDS/PORT | 0 | 0 | 10 | 6 | 60.00 | SF | 12.00 | 12.00 | 100 | 2000 | 2000 | 3 | 20 | 144 | |
| 6 | 0940 | SHEDS/PORT | 0 | 0 | 10 | 8 | 80.00 | SF | 13.20 | 13.20 | 100 | 2000 | 2000 | 3 | 20 | 211 | |
| 7 | 0940 | SHEDS/PORT | 0 | 0 | 14 | 10 | 140.00 | SF | 20.10 | 20.10 | 100 | 2000 | 2000 | 3 | 20 | 563 | |
| 8 | 0681 | POLE SHED | 0 | 0 | 14 | 14 | 196.00 | SF | 15.00 | 15.00 | 100 | 2000 | 2000 | 3 | 29 | 853 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,771

| 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 | 000100 | C | SFR | 0 | | OR | 0.00 | 0.00 | 0.33 | AC | | 1.00 | 1.00 | 2.25 | 35,000.00 | 78,750.00 | 25,988 | | | | | | | |

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.33 Total Land Value: 25,988 Market: 0 Agricultural: 0 Common: 25,988 PRINTED 08/02/2023 BY SYS