PT OF SEC 33-3N-25E
IN OR 2322/1414 & OR 2317/1467
& OR 2224/954

ROBINSON NEIL N & SUSAN C
43257 RED DIRT RIDGE TRL
CALLAHAN, FL 32011

2023

33-3N-25-0000-0006-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

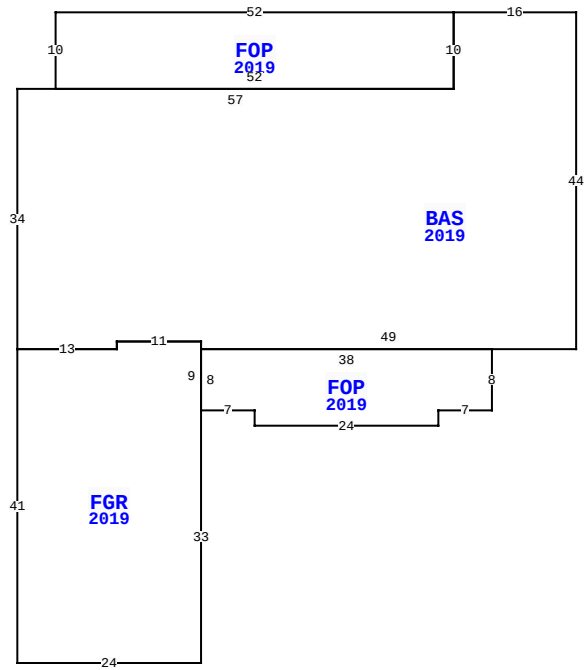
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,631	100	2,631	316,444
FGR	995	55	547	65,790
FOP	352	30	106	12,749
FOP	520	30	156	18,762
TOTALS	4,498		3,440	413,747

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,440	102.3040	121.49	417,926	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2020 Heated Area: 2631 HX Base Yr 2020



43257 RED DIRT RIDGE TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/12/2020 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		413,747
TOTAL MARKET OB/XF VALUE		38,835
TOTAL LAND VALUE - MARKET		253,000
TOTAL MARKET VALUE		539,262
SOH/AGL Deduction		219,893
ASSESSED VALUE		319,369
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		264,369
TOTAL JUST VALUE		705,582
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		447,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009339	CO ISSUED	0	08/30/2019
18012180	NEW CONSTR	383,201	12/13/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2322/1414	11/26/2019	WD	Q	V	01	43,200
GRANTOR: RED DIRT RIDGE LLC						
GRANTEE: ROBINSON NEIL N & S						
2317/1467	11/07/2019	WD	Q	V	01	45,700
GRANTOR: RED DIRT RIDGE LLC						
GRANTEE: ROBINSON NEIL N & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W16 FOP=[YR=2019] W52 S10 E52 N10$ S10 W57 S34 FGR=[YR=2019] S41 E24 N33 FOP=[YR=2019] E7 S2 E24 N2 E7 N8 W38 S8$ N9 W11 S1 W13 $ E13 N1 E11 S1 E49 N44$.

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	0810	CONCRETE A	0	100	0	0	592.00	SF	6.50	6.50	100	2019	2019	3	99	3,810	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	
3	0351	CARPORT MT	0	100	50	50	2,500.00	SF	10.00	10.00	100	2021	2021	3	97	24,250	
4	0811	CONCRETE B	0	100	0	0	912.00	SF	5.20	5.20	100	2021	2021	3	100	4,742	
5	0810	CONCRETE A	0	100	0	0	395.00	SF	6.50	6.50	100	2021	2021	3	100	2,568	

LAND DESCRIPTION

TOTAL OB/XF 38,835

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	005000	C	RURAL HOME	100			0.00	0.00	2.20	AC		1.00	1.00	1.00	35,000.00	35,000.00	77,000							
2	006005	A	PAST/GRAZE	0			0.00	0.00	22.00	AC		1.00	1.00	1.00	440.00	440.00	9,680							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	22.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	176,000							

REVIEW DATE 11/05/2021 BY KBA Total Acres: 24.20 Total Land Value: 86,680 Market: 176,000 Agricultural: 9,680 Common: 77,000 PRINTED 08/02/2023 BY SYS