OR 346 PG 444
ESMT IN OR 426/833

MIKELL KENNETH J & BARBARA A
54119 WILBUR JONES ROAD
CALLAHAN, FL 32011

2023

34-2N-25-0000-0011-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

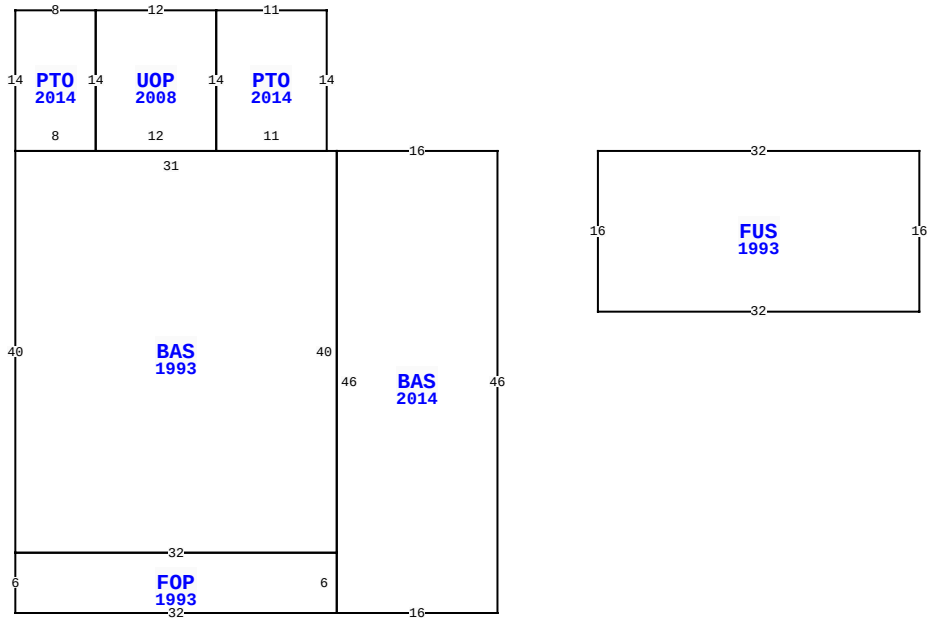
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	1,280	100,553
BAS	736	100	736	57,818
FOP	192	30	58	4,556
FUS	512	100	512	40,221
PTO	112	5	6	471
PTO	154	5	8	629
UOP	168	20	34	2,671
TOTALS	3,154		2,634	206,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,634	108.4000	97.83	257,684	1984	1989	0	0	0	19.70	80.30

1 SINGLE FAM – 100% - 0 Heated Area: 2528 HX Base Yr



54119 WILBUR JONES RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		212,806
TOTAL MARKET OB/XF VALUE		54
TOTAL LAND VALUE - MARKET		63,180
TOTAL MARKET VALUE		276,040
SOH/AGL Deduction		104,609
ASSESSED VALUE		171,431
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		121,431
TOTAL JUST VALUE		276,040
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327450	ADDITION	77,098	07/01/2013
4053	N/A	3,400	04/29/1987
3233	N/A	9,900	03/10/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0346/0444	10/01/1981	WD	U	V		100
GRANTOR:						
GRANTEE:						
0335/0294	4/01/1981	WD	Q	V		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W16 BAS=[YR=1993] W1 PTO=[YR=2014] N14 W11 UOP=[YR=2008] W12 PTO=[YR=2014] W8 S14 E8 N14$ S14 E12 N14$ S14 E11$ W31 S40 FOP=[YR=1993] S6 E32 N6 W32$ E32 N40$ S46 E16 N46$ PTR=E10 FUS=[YR=1993] E32 S16 W32 N16$ W10$.

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
4	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1986	1986	3	52	54	

LAND DESCRIPTION

TOTAL OB/XF 54

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		OR	0.00	0.00	3.51	AC		1.00	1.00	1.00	18,000.00	18,000.00	63,180							

REVIEW DATE 04/30/2020 BY KBA Total Acres: 3.51 Total Land Value: 63,180 Market: 0 Agricultural: 0 Common: 63,180 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

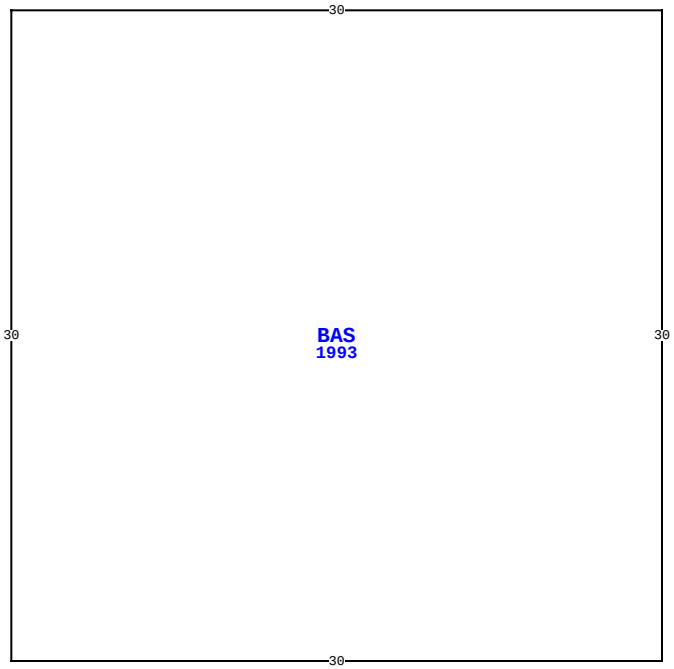
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	5,886
TOTALS	900		900	5,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	900	54.5160	13.08	11,772	1986	1986	0	0	0	50.00	50.00

2 BARNS – 100% - 0 Heated Area: 900 HX Base Yr



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0335/0294	4/01/1981	WD	Q	V		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S30 E30 N30 $.

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 04/30/2020 BY KBA Total Acres: 3.51 Total Land Value: 63,180 Market: 0 Agricultural: 0 Common: 63,180 PRINTED 08/02/2023 BY SYS