IN OR 2216/1534

SUTTON DAVID W & DENISE A/BELL BETTY J
54123 WILBUR JONES ROAD
CALLAHAN, FL 32011

2023

34-2N-25-0000-0011-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	09	PINE WOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

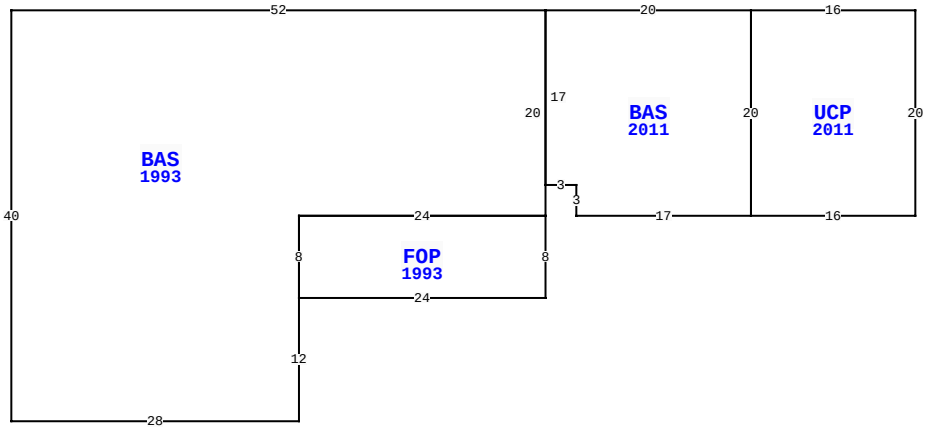
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	1,600	112,155
BAS	391	100	391	27,408
FOP	192	30	58	4,066
UCP	320	20	64	4,486
TOTALS	2,503		2,113	148,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,113	101.5280	91.63	193,614	1960	1975	0	0	0	23.50	76.50

1 SINGLE FAM – 100% - 2017 Heated Area: 1991 HX Base Yr 2017



54123 WILBUR JONES 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		148,115
TOTAL MARKET OB/XF VALUE		7,401
TOTAL LAND VALUE - MARKET		69,300
TOTAL MARKET VALUE		224,816
SOH/AGL Deduction		104,167
ASSESSED VALUE		120,649
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		65,649
TOTAL JUST VALUE		224,816
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3731	N/A	5,000	11/25/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2216/1534	7/13/2018	QC	U	I	11	100
GRANTOR: BELL BETTY J ET AL						
GRANTEE: SUTTON DAVID W & DE						
1724/0500	3/10/2005	WD	U	I	01	41,100
GRANTOR: BELL BETTY J & DAVID						
GRANTEE: SUTTON DAVID W & DE						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2011] W16 BAS=[YR=2011] W20 BAS=[YR=1993] W52 S40 E28 N12 FOP=[YR=1993] E24 N8 W24 S8$N8 E24 N20$ S17 E3 S3 E17 N20 $ S20 E16 N20$.

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	0350	CARPORT WD	0	100	30	14	420.00	SF	10.01	10.01	100	1986	1986	3	20	841	
2	0510	GARAGE WD-	0	100	30	20	600.00	SF	23.45	23.45	100	1981	1981	3	20	2,814	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
5	0681	POLE SHED	0	100	14	12	168.00	SF	15.00	15.00	100	1990	1990	3	20	504	
7	0681	POLE SHED	0	100	14	12	168.00	SF	15.00	15.00	100	1990	1990	3	20	504	
8	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	2000	2000	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 7,401

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	0005	OR	0.00	0.00	3.85	AC		1.00	1.00	1.00	18,000.00	18,000.00	69,300							

REVIEW DATE 07/18/2017 BY KBX Total Acres: 3.85 Total Land Value: 69,300 Market: 0 Agricultural: 0 Common: 69,300 PRINTED 08/02/2023 BY SYS