LOT 46
RESERVE AT DEER RUN #1 PB 8/24

COSME JOSE R OYOLA/OYOLA VIVIANA M
53034 EQUESTRIAN WAY
CALLAHAN, FL 32011

2023

35-3N-25-1810-0046-0000

BUILDING CHARACTERISTICS

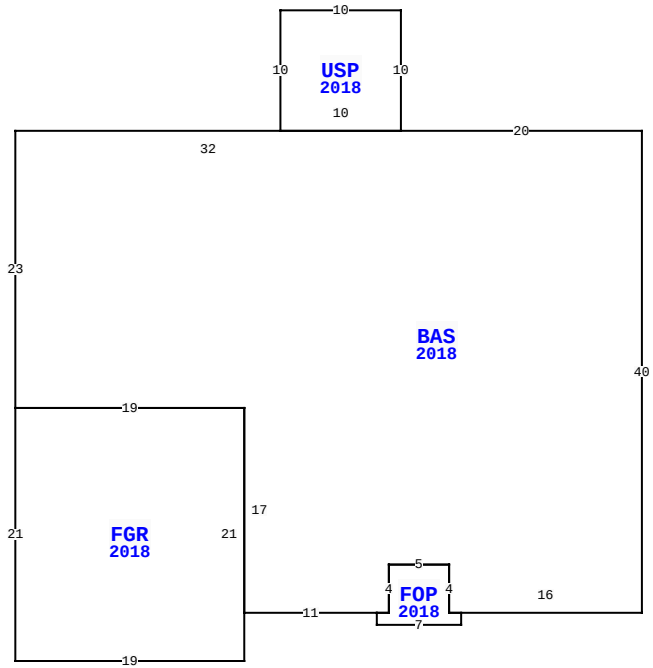
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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 05
NEIGHBORHOOD/LOC	5012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,737	100	1,737	233,526
FGR	399	55	219	29,442
FOP	27	30	8	1,076
USP	100	30	30	4,033
TOTALS	2,263		1,994	268,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,994	116.7180	138.60	276,368	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2023 Heated Area: 1737 HX Base Yr



53034 EQUESTRIAN WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		296,900
TOTAL MARKET OB/XF VALUE		8,510
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		355,410
SOH/AGL Deduction		0
ASSESSED VALUE		355,410
TOTAL EXEMPTION VALUE	13	355,410
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		355,410
NCON VALUE		28,823
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2216338	GARAGE	33,616	10/31/2022
18008202	CO ISSUED	0	08/10/2018
18003722	NEW CONSTR	222,266	06/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2503/1782	10/06/2021	WD	Q	I	01	335,000
GRANTOR: PADGETT MILTON WESLEY						
GRANTEE: COSME JOSE R OYOLA						
2217/1040	8/13/2018	WD	Q	I	01	225,000
GRANTOR: FRANKLIN BRENTON M						
GRANTEE: PADGETT MILTON WESL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W20 USP=[YR=2018] N10 W10 S10 E10$ W32 S23 FGR=[YR=2018] S21 E19 N21 W19$ E19 S17 E11 FOP=[YR=2018] S1 E7 N1 W1 N4 W5 S4 W1$ E1 N4 E5 S4 E16 N40 $.

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	0811	CONCRETE B	0	100	0	0	1,670.00	SF	5.20	5.20	100	2018	2018	3	98	8,510	

LAND DESCRIPTION

TOTAL OB/XF 8,510

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	000134	C	SFR POND	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/07/2023 BY DJ Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

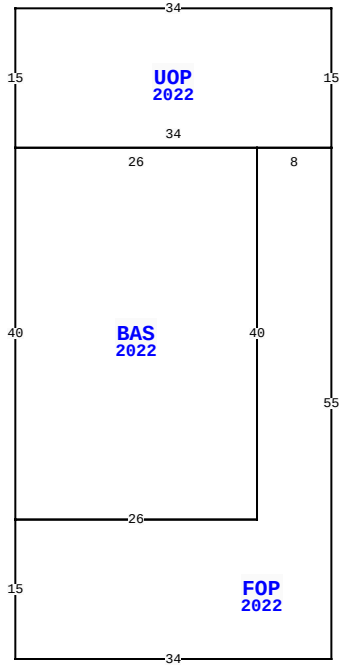
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	21,549
FOP	830	30	249	5,160
UOP	510	20	102	2,114
TOTALS	2,380		1,391	28,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,391	59.8000	20.93	29,114	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2023 Heated Area: 1040 HX Base Yr



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TOTAL JUST VALUE		355,410
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2217/1040	8/13/2018	WD	Q	I	01	225,000
GRANTOR: FRANKLIN BRENTON M						
GRANTEE: PADGETT MILTON WESL						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2022] W34 S15 BAS=[YR=2022] S40 FOP=[YR=2022] S15 E34 N55 W8 S40 W26 $ E26 N40 W26$ E34 N15$.

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

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