

LOTS 16 23 24 ALL 14 15 & 25 E
OF DIXIE HWY EX S-1 &S-2 OF 14
FLA LAND SYNDICATE SUB PB 0/42

WEST THOMAS R
PO BOX 1730
CALLAHAN, FL 32011-1730

2023

37-1N-25-2940-0016-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	23 REINF CONC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03	Quality Level 03	
DOR CODE	5000IMPROVED AG		
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,196	100	3,196	363,041
FGR	528	55	290	32,942
FOP	185	30	56	6,361
FOP	341	30	102	11,586
FUS	1,134	100	1,134	128,814
TOTALS	5,384		4,778	542,745

EXTRA FEATURES	
L N	OB/XF CODE
3	0500
	FP-PRE FAB
	0 100
	0 0
	1.00
	UT 3,500.00
	3,500.00
	100
	2006
	2006
	3
	91
	3,185

LAND DESCRIPTION	
L N	USE CODE
1	005000
	C
	RURAL HOME
	100
	0
	0.00
	0.00
	1.00
	AC
	1.00
	1.00
	1.00
	30,000.00
	30,000.00
	30,000
2	005500
	A
	TIMBER 2 SI
	0
	0.00
	0.00
	135.39
	AC
	1.00
	1.00
	1.00
	550.00
	550.00
	74,464
3	005902
	A
	HARDWOOD SI
	0
	0.00
	0.00
	5.00
	AC
	1.00
	1.00
	1.00
	175.00
	175.00
	875
4	009910
	M
	MKT. VAL. AG
	0
	0.00
	0.00
	140.39
	AC
	1.00
	1.00
	1.00
	5,000.00
	5,000.00
	701,950

REVIEW DATE	04/14/2020	BY	KBA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	4,778	103.9740	123.47	589,940	2006	2006	0	0	0	8.00	92.00	
2 SNGL FAM - 100% - 2008													
Heated Area: 4330													
HX Base Yr 2008													
540440 US HWY 1, CALLAHAN													
BLD DATE		01/24/2007			KW		LGL DATE		06/13/2023 MLU				
XF DATE		01/24/2007			KW		LAND DATE						
INC DATE							AG DATE						

TOTAL OB/XF													
3,185													

TOTAL OB/XF													
3,185													

Total Acres:	141.39	Total Land Value:	105,339	Market:	701,950	Agricultural:	75,339	Common:	30,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		542,745	
TOTAL MARKET OB/XF VALUE		3,185	
TOTAL LAND VALUE - MARKET		731,950	
TOTAL MARKET VALUE		651,269	
SOH/AGL Deduction		302,745	
ASSESSED VALUE		348,524	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		298,524	
TOTAL JUST VALUE		1,277,880	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		429,552	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E9608	NEW CONSTR	10,000	04/01/2005
C12102	CO ISSUED	299,097	12/01/2003
B12014	GARAGE	132,000	12/01/2003
B12102	NEW CONSTR	299,097	12/01/2003
R5696	REPAIR/RRF	17,000	12/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1520/0426	8/20/2007	WD	U	I	06	100
GRANTOR: WEST MERI L						
GRANTEE: WEST THOMAS R						
1041/1640	3/06/2002	WD	Q	I		399,800
GRANTOR: NASSAU COUNTY JOINT V						
GRANTEE: WEST THOMAS R						

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2006] N11W31S11E31SBAS=[YR=2006] W 31N11W11FGR=[YR=2006] W24S22E24N22SS 22W24S13E16S43E4 D3 R3 E7 U3 R3 E4N6FOP=[YR=2006] E18N6W11N11W7S17SN 17E7S11E22N55\$ PTR=E20 FUS2006 =S12E23S8W3S13E4S9E10N9E6N33W3 N12W14S12W23\$ W20\$.	

TOTAL OB/XF													
3,185													

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