

TRACTS 90 91 & 97
IN OR 2091/651
NASSAU VILLAGE WEST PB 5/23

NETTLES JOSEPH S & DOROTHY A
54073 CORNELIA COURT
CALLAHAN, FL 32011

2023

37-1N-25-299F-0090-0000

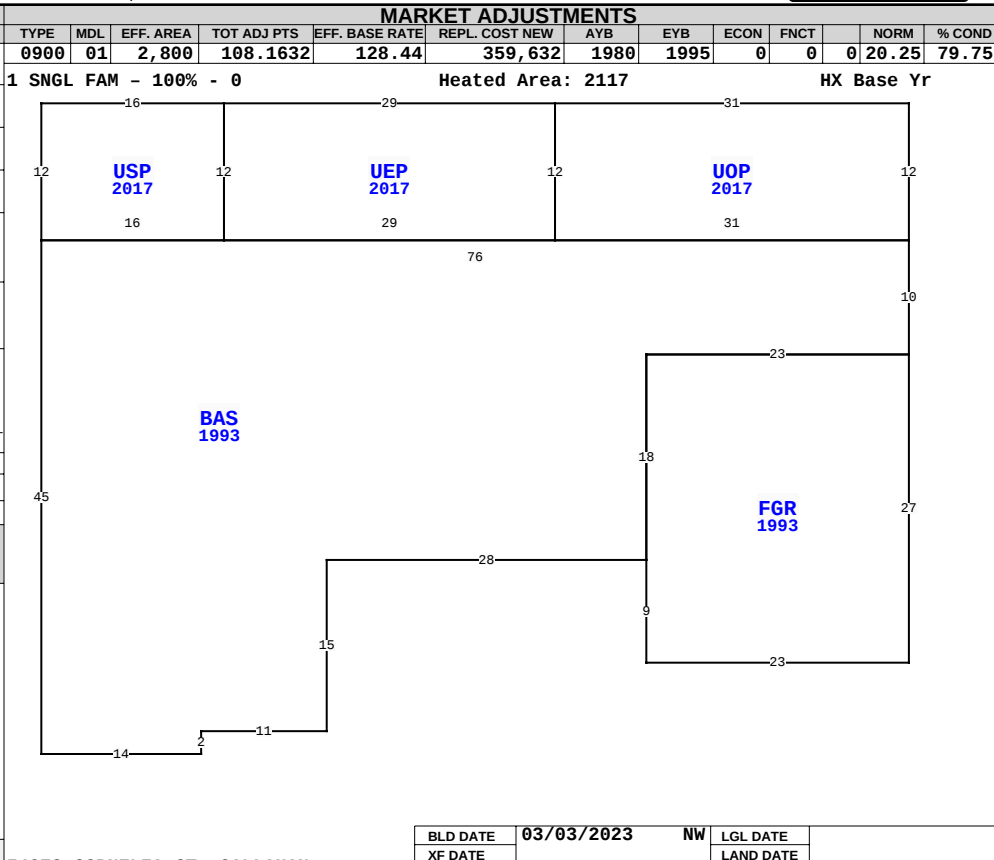


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,117	100	2,117	216,846
FGR	621	55	342	35,031
UEP	348	60	209	21,408
UOP	372	20	74	7,580
USP	192	30	58	5,941
TOTALS	3,650		2,800	286,807

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3
3	0812	CONCRETE C	0	100	0	0	2,493.00	SF	4.00	4.00	100	1990	1990	3
5	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	2005	2005	3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	100	0006	RM	345.00	268.00	2.00	LT		1.00	1.00	1.00
2	000100	C	SFR	100	0006		0.00	0.00	1.00	LT		1.00	1.00	1.00



TOTAL OB/XF														
8,870														

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NASSAU COUNTY PROPERTY				PAGE 1 of 2		6		
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 6				Tax Dist:				
BUILDING MARKET VALUE				404,546				
TOTAL MARKET OB/XF VALUE				8,870				
TOTAL LAND VALUE - MARKET				135,000				
TOTAL MARKET VALUE				548,416				
SOH/AGL Deduction				242,674				
ASSESSED VALUE				305,742				
TOTAL EXEMPTION VALUE				HX HB		50,000		
BASE TAXABLE VALUE				255,742				
TOTAL JUST VALUE				548,416				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				480,020				
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
20010195		REPAIR/RRF		0		10/23/2020		
1703577		REMODEL		27,738		06/01/2017		
B007557		XF0B		4,968		09/01/2000		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2091/0651		12/28/2016		QD	U	I	11	100
GRANTOR: NETTLES JOSEPH S								
GRANTEE: NETTLES JOSEPH S &								
0538/0623		3/11/1988		WD	U	I	06	50,000
GRANTOR: NETTLES BONNIE LARUE								
GRANTEE: NETTLES JOSEPH S								
BUILDING NOTES								

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