TRACT 100
IN OR 2083/217
NASSAU VILLAGE WEST PB 5/23

REAVES CHANCE C
44444 CATIES WAY
CALLAHAN, FL 32011

2023

37-1N-25-299F-0100-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
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

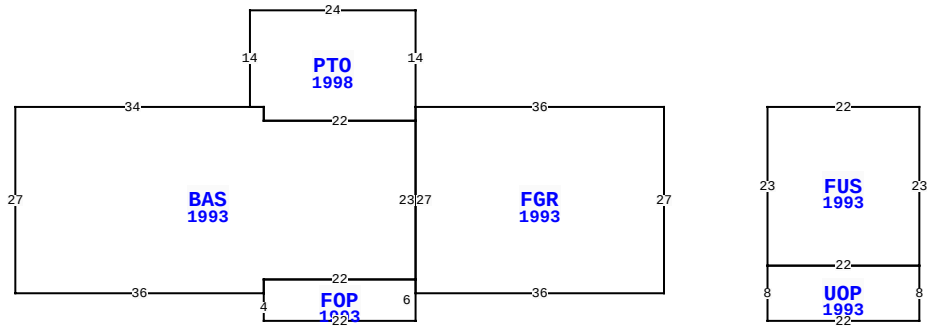
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,478	100	1,478	87,755
FGR	972	55	535	31,765
FOP	132	30	40	2,375
FUS	506	100	506	30,043
PTO	380	5	19	1,128
UOP	176	20	35	2,078
TOTALS	3,644		2,613	155,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	2,613	93.9840	84.82	221,635	1976	1976	0	0	70	20.03	70.00

1 SINGLE FAM – 0% - 0 Heated Area: 1984 HX Base Yr



540841 LEM TURNER 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	155,144
TOTAL MARKET OB/XF VALUE	4,272
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	204,416
SOH/AGL Deduction	35,643
ASSESSED VALUE	168,773
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	168,773
TOTAL JUST VALUE	204,416
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	174,655

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2083/0217	11/08/2016	SW	U	I	12	60,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: REAVES CHANCE C						
2063/1289	7/28/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W36 PTO=[YR=1998] N14 W24 S14 BAS=[YR=1993] W34 S27 E36 FOP=[YR=1993] S4 E22 N6 W22 S2 $ N2 E22 N23 W22 N2 W2 $ E2 S2 E22 N2 $ S27 E36 N27 $ PTR= E15 FUS=[YR=1993] E22 S23 UOP=[YR=1993] S8 W22 N8 E22 $ W22 N23 $ W15 $.

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
2	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	3,430	
3	0350	CARPORT WD	0	0	12	27	324.00	SF	13.00	13.00	100	1985	1985	3	20	842	

LAND DESCRIPTION

TOTAL OB/XF 4,272

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	000100	C	SFR	0		RM	206.00	265.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS