LOT 9 IN OR 416 PG 606
POINT SOUTH 2 PB 4/82 & 83

ANDERSON LAURA DIANE
54096 DEBRA LANE
CALLAHAN, FL 32011

2023

37-1N-25-299M-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

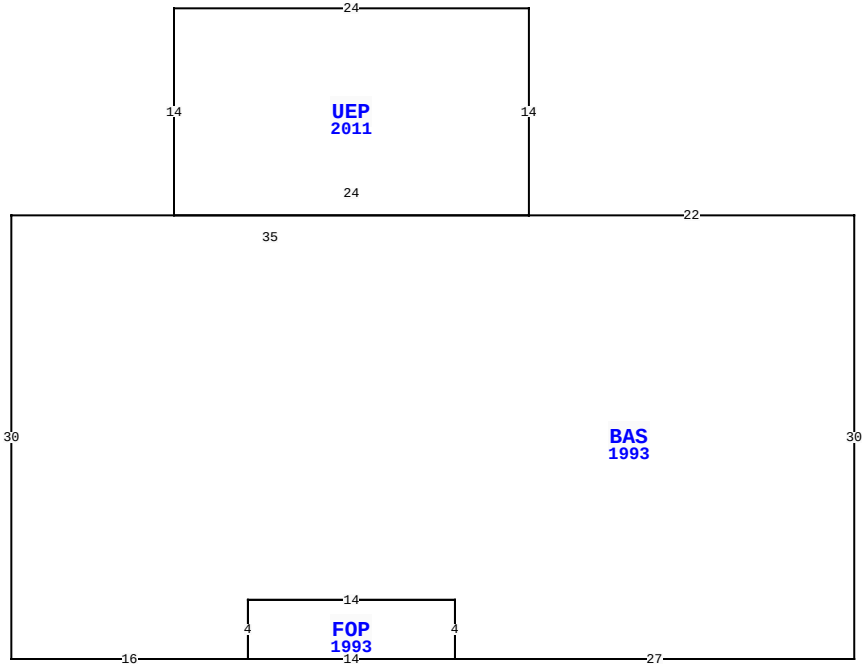
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,654	100	1,654	141,203
FOP	56	30	17	1,451
UEP	336	60	202	17,245
TOTALS	2,046		1,873	159,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,873	117.5020	106.05	198,632	1991	1996	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 0 Heated Area: 1654 HX Base Yr



54096 DEBRA LN, 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		159,899
TOTAL MARKET OB/XF VALUE		12,733
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		217,632
SOH/AGL Deduction		108,704
ASSESSED VALUE		108,928
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		58,928
TOTAL JUST VALUE		217,632
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3865	H/AC	1,800	07/18/1991
7274	NEW CONSTR	53,110	05/31/1991
7448	NEW CONSTR	1,500	05/31/1991
4346	NEW CONSTR	1,500	05/31/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0416/0606	3/01/1984	WD	Q	I		17,111
GRANTOR:						
GRANTEE:						
0379/0630	2/01/1983	WD	Q	I		11,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 UEP=[YR=2011] N14 W24 S14 E24$ W35 S30 E16
FOP=[YR=1993] E14 N4 W14 S4 $ N4 E14 S4 E27 N30 $.

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	0940	SHEDS/PORT	0	100	10	15	150.00	SF	21.30	21.30	100	1990	1990	3	20	639	
2	0681	POLE SHED	0	100	12	15	180.00	SF	15.00	15.00	100	1975	1975	3	20	540	
3	0810	CONCRETE A	0	100	0	0	409.00	SF	6.50	6.50	100	1991	1991	3	64	1,701	
4	0812	CONCRETE C	0	100	0	0	3,004.00	SF	4.00	4.00	100	2001	2001	3	82	9,853	

LAND DESCRIPTION

TOTAL OB/XF 12,733

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	100		OR	0.00	0.00	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