BLOCK 2 LOT 6
IN OR 347 PG 610
POINT SOUTH 3 PB 4/98 & 99

FOSKEY WAYNE & PAULA J
54121 EVA COURT
CALLAHAN, FL 32011

2023

37-1N-25-299N-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

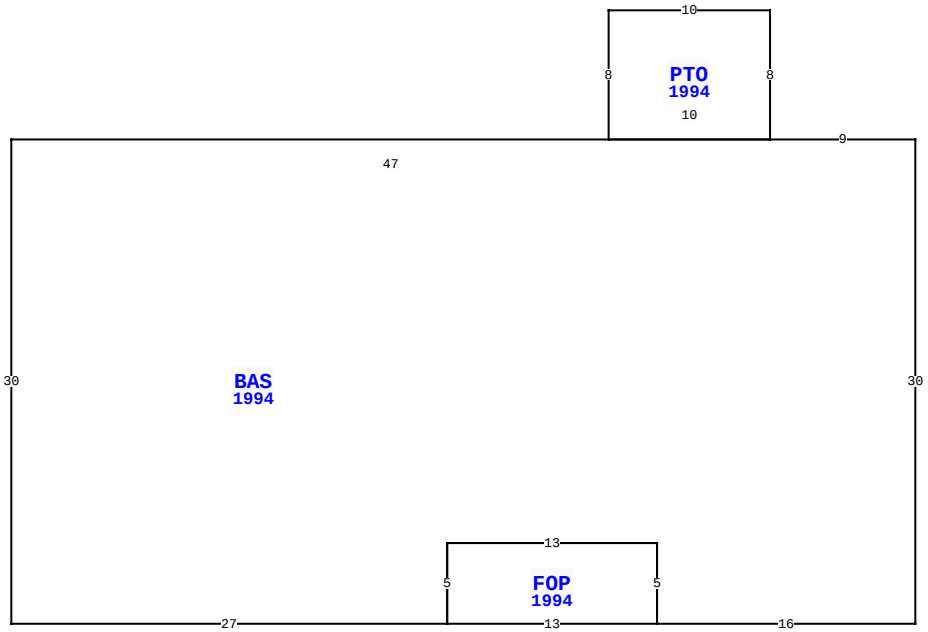
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	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	1,615	100	1,615	135,325
FOP	65	30	20	1,676
PTO	80	5	4	335
TOTALS	1,760		1,639	137,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,639	112.2000	101.26	165,965	1994	1999	0	0	0	17.25	82.75

1 SINGLE FAM – 100% - 0 Heated Area: 1615 HX Base Yr



54121 EVA CT, 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		137,336
TOTAL MARKET OB/XF VALUE		482
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		182,818
SOH/AGL Deduction		87,774
ASSESSED VALUE		95,044
TOTAL EXEMPTION VALUE	HX HB SL	95,044
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		182,818
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M94649	H/AC	1,900	10/01/1994
B941088	NEW CONSTR	0	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0347/0610	11/01/1981	WD	U	V		11,250

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W9 PTO=[YR=1994] N8 W10 S8 E10$ W47 S30 E27
FOP=[YR=1994] E13 N5 W13 S5$ N5 E13 S5 E16 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	12	10	120.00	SF	20.10	20.10	100	2000	2000	3	20	482	

LAND DESCRIPTION

TOTAL OB/XF 482

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/09/2018 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS