PT OF LOT 11 (S-3)
IN OR 355/42
ESMT OR 364/585 & OR 706/546

CARROLL ROBERT B
54156 SHENANDOAH LN
CALLAHAN, FL 32011

2023

37-1N-25-299R-0011-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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	01	Quality Level 01

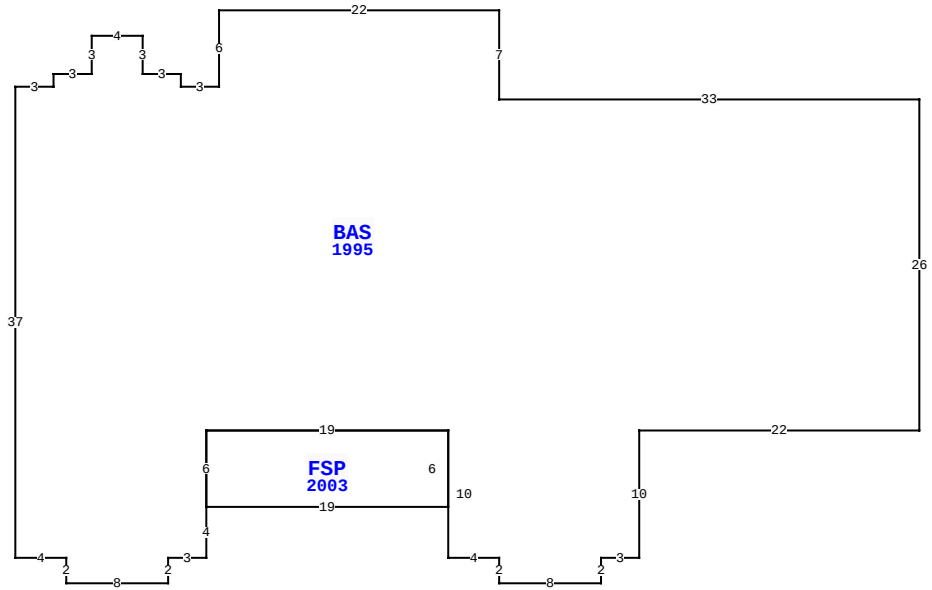
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,370	100	2,370	244,983
FSP	114	40	46	4,755
TOTALS	2,484		2,416	249,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,416	112.6800	133.81	323,285	1995	1995	0	0	0	22.75	77.25

1 SNGL FAM – 100% - 0 Heated Area: 2370 HX Base Yr



54156 SHENANDOAH LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		249,738
TOTAL MARKET OB/XF VALUE		36,011
TOTAL LAND VALUE - MARKET		88,920
TOTAL MARKET VALUE		374,669
SOH/AGL Deduction		141,922
ASSESSED VALUE		232,747
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		182,747
TOTAL JUST VALUE		374,669
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P94560	NEW CONSTR	3,600	10/01/1994
B941090	NEW CONSTR	93,600	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2317/0272	9/06/2019	QC	U	I	11	100
GRANTOR: CARROLL JOANNE						
GRANTEE: CARROLL ROBERT B						
0355/0042	3/01/1982	WD	Q	V		12,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W33 N7 W22 S6 W3 N1 W3 N3 W4 S3 W3 S1 W3 S37 E4 S2 E8 N2 E3 N4 FSP=[YR=2003] E19 N6 W19 S6 $ N6 E19 S10 E4 S2 E8 N2 E3 N10 E22 N26 $.

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	0511	GARAGE CB-	0	100	29	40	1,160.00	SF	40.00	40.00	100	1990	1990	3	62	28,768	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
3	0811	CONCRETE B	0	100	0	0	870.00	SF	5.20	5.20	100	1990	1990	3	62	2,805	
4	0681	POLE SHED	0	100	9	20	180.00	SF	15.00	15.00	100	1991	1991	3	20	540	
5	0940	SHEDS/PORT	0	100	6	10	60.00	SF	19.50	19.50	100	1985	1985	3	20	234	
6	0811	CONCRETE B	0	100	80	3	240.00	SF	5.20	5.20	100	1995	1995	3	72	899	

LAND DESCRIPTION

TOTAL OB/XF 36,011

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	4.94	AC		1.00	1.00	1.00	18,000.00	18,000.00	88,920							

REVIEW DATE 08/18/2017 BY KBX Total Acres: 4.94 Total Land Value: 88,920 Market: 0 Agricultural: 0 Common: 88,920 PRINTED 08/02/2023 BY SYS