IN OR 1225/747 & OR 1382/522
PARCELS 2-3 & 2-14
ESMT OR 1222/168

FRASER BILLY DON JR
36150 ATKINSON LANE
CALLAHAN, FL 32011

2023

38-2N-24-0000-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

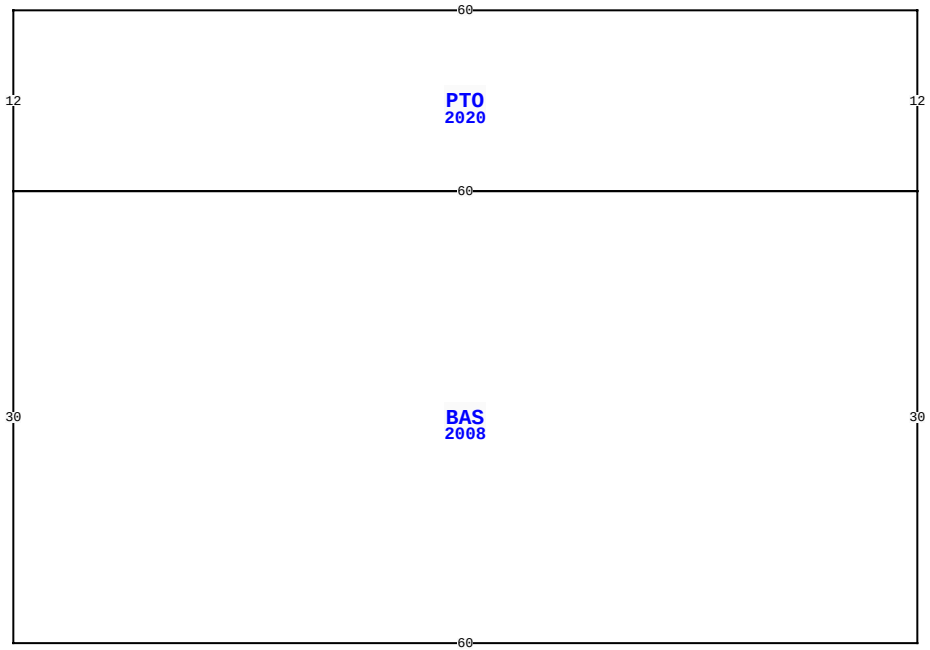
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	213,829
PTO	720	5	36	4,276
TOTALS	2,520		1,836	218,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,836	102.6000	121.84	223,698	2008	2017	0	0	0	2.50	97.50

2 SNGL FAM – 100% - 2022 Heated Area: 1800 HX Base Yr 2022



36150 ATKINSON LN, CALLAHAN

BLD DATE	12/18/2008 JH	LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		218,106
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		385,106
SOH/AGL Deduction		87,842
ASSESSED VALUE		297,264
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		247,264
TOTAL JUST VALUE		385,106
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20088	ELEC OTHER	800	10/01/2007
R09888	REPAIR/RRF	12,000	11/01/2006
MH992810	MH MOVE-ON	0	08/01/1999
E951894	CHNGE SRVC	0	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1225/0747	4/26/2004	WD	U	I	01	100
GRANTOR: FRASER BILLY SR & MAD						
GRANTEE: FRASER BILLY DON JR						
0991/1868	6/14/2001	QC	U	I	01	100
GRANTOR: RAY ANNA MARGARET P						
GRANTEE: FRAZIER BILLY D SR						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2020] W60 S12 BAS=[YR=2008] S30 E60 N30 W60$ E60 N12$.

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	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	
4	9000	CONTANR 20	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1980	1980	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	160,000							

REVIEW DATE 07/21/2021 BY TWA Total Acres: 10.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS