LOT 1
OR 676/1920 & OR 700/332
OYSTERVILLE PB 5/358-359

THEOBALD THOMAS A & REMONA R
96568 CALHOUN ROAD
FERNANDINA BEACH, FL 32034

2023

40-2N-28-1590-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

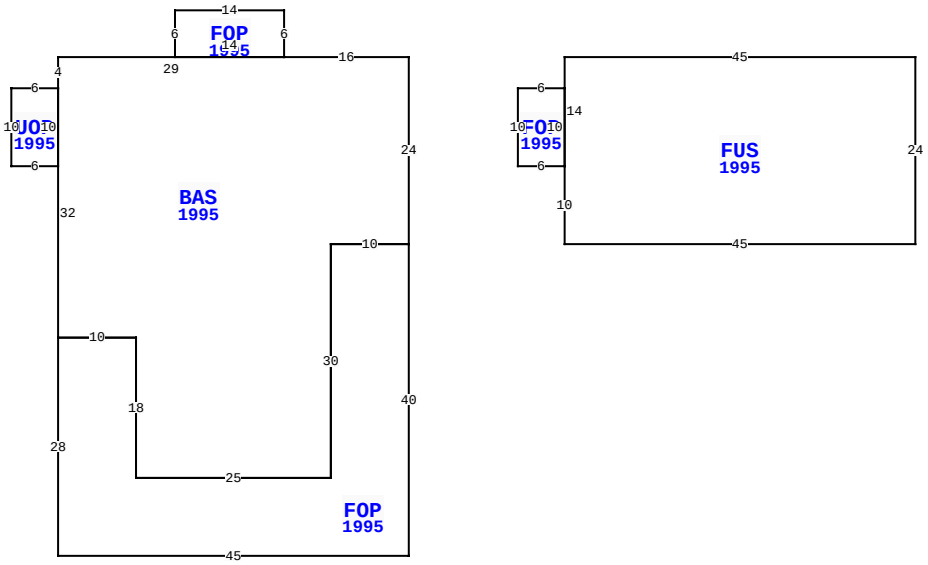
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,950	100	1,950	186,741
FOP	60	30	18	1,724
FOP	84	30	25	2,394
FOP	930	30	279	26,718
FUS	1,080	100	1,080	103,425
UOP	60	20	12	1,150
TOTALS	4,164		3,364	322,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,364	93.2328	110.71	372,428	1995	1995	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 1996 Heated Area: 3030 HX Base Yr 1996



96568 CALHOUN RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		322,150
TOTAL MARKET OB/XF VALUE		46,950
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		969,100
SOH/AGL Deduction		573,389
ASSESSED VALUE		395,711
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		345,711
TOTAL JUST VALUE		969,100
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		613,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310984	XFOB	8,425	04/01/2003
94-05696	NEW CONSTR	116,318	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0700/0332	3/11/1994	DG	U	V	06	100
GRANTOR: THEOBALD D A						
GRANTEE: THEOBALD THOMAS & R						
0676/1920	3/15/1993	WD	Q	V		71,900
GRANTOR: THOMPSON ALBIN C JR						
GRANTEE: THEOBALD THOMAS ETA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W16 FOP=[YR=1995] N6 W14 S6 E14$ W29 S4 UOP=[YR=1995] W6 S10 E6 N10$ S32 FOP=[YR=1995] S28 E45 N40 W10 S30 W25 N18 W10$ E10 S18 E25 N30 E10 N24$ PTR=E20 FUS=[YR=1995] E45 S24 W45 N10 FOP=[YR=1995] W6 N10 E6 S10$ N14$ W20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
2	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	1995	1995	3	72	1,872	
7	0510	GARAGE WD-	0	100	24	30	720.00	SF	35.00	35.00	100	2000	2000	3	29	7,308	
8	0350	CARPORT WD	0	100	10	20	200.00	SF	13.00	13.00	100	2002	2002	3	21	546	
9	0811	CONCRETE B	0	100	0	0	2,700.00	SF	5.20	5.20	100	2000	2000	3	80	11,232	
10	0861	POOL GUNIT	0	100	0	0	448.00	SF	85.00	85.00	100	2003	2003	3	36	13,709	
11	0845	KOOL DECK	0	100	0	0	784.00	SF	7.25	7.25	100	2003	2003	3	84	4,775	
12	0911	SCRN RM A	0	100	0	0	1,232.00	SF	17.50	17.50	100	2003	2003	3	22	4,743	

LAND DESCRIPTION

TOTAL OB/XF 46,950

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	000116	C	SFR MARSH	100		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	150,000.00	150,000.00	600,000							

REVIEW DATE 09/03/2018 BY KW Total Acres: 4.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/02/2023 BY SYS