PT FRANCIS WOODS DONATION
SEC 42-2N-25E IN OR 820/1328

FREEBURN CLAUD O JR & CERYLE
55157 EDEN PLACE
CALLAHAN, FL 32011

2023

42-2N-25-0000-0002-0100

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 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

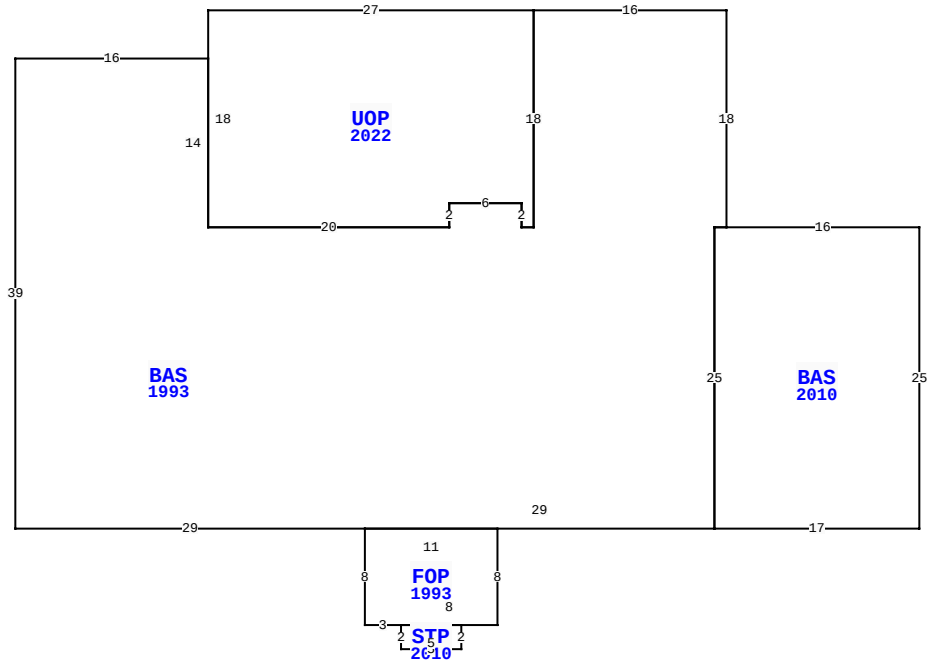
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,974	100	1,974	159,032
BAS	425	100	425	34,240
FOP	88	30	26	2,095
STP	10	10	1	81
UOP	474	20	95	7,654
TOTALS	2,971		2,521	203,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,521	111.9360	101.02	254,671	1974	1995	0	0	0	20.25	79.75

1 SINGLE FAM – 100% - 1999 Heated Area: 2399 HX Base Yr 1999



55157 EDEN PL, 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		203,100
TOTAL MARKET OB/XF VALUE		70,176
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		308,276
SOH/AGL Deduction		121,157
ASSESSED VALUE		187,119
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		137,119
TOTAL JUST VALUE		308,276
NCON VALUE		16,969
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E984905	SWIM POOL	500	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0820/1328	1/26/1998	WD	U	I	21	85,000

GRANTOR: THOMAS SIDNEY & JOYCE

GRANTEE: FREEBURN CLAUD JR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W16 BAS=[YR=1993] N18 W16 UOP=[YR=2022] W27 S18 E20 N2 E6 S2 E1 N18$ S18W1 N2 W6 S2 W20 N14 W16 S39 E29 FOP=[YR=1993] S8 E3 STP=[YR=2010] S2 E5 N2 W5$ E8 N8 W11 $E29 N25E1$ W1 S25 E17 N25$.

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	1977	1977	3	42	1,470	
3	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1991	1991	3	20	600	
4	0940	SHEDS/PORT	0	100	20	18	360.00	SF	30.00	30.00	100	1994	1994	3	20	2,160	
5	0861	POOL GUNIT	0	100	22	24	528.00	SF	85.00	85.00	100	1998	1998	3	23	10,322	
6	0845	KOOL DECK	0	100	0	0	1,000.00	SF	7.25	7.25	100	1998	1998	3	77	5,583	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1998	1998	3	20	200	
8	0811	CONCRETE B	0	100	0	0	1,360.00	SF	5.20	5.20	100	1998	1998	3	77	5,445	
9	0680	POLE SHED	0	100	12	7	84.00	SF	10.00	10.00	100	1998	1998	3	27	227	
10	0811	CONCRETE B	0	100	0	0	2,282.00	SF	5.20	5.20	100	2008	2008	3	90	10,680	
11	0510	GARAGE WD-	0	100	45	30	1,350.00	SF	35.00	35.00	100	2008	2008	3	56	26,460	

TOTAL OB/XF 63,147

LAND DESCRIPTION

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS

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EXTRA FEATURES

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12	0476	VF 6 SBPL	0	100	0	0	220.00	LF	32.00	32.00	100	2016	2016	3	92	6,477	
13	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	92	552	

LAND DESCRIPTION

TOTAL OB/XF 7,029

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

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