

BLOCK 3 ELY 50 FT OF LOT 3 &
WLY 48 FT OF LOT 4
IN OR 2609/674

KELLY SCOTT A & ASHLEY NICOLE
86250 CALLAWAY DR
YULEE, FL 32097-9005

2023

42-2N-27-4400-0003-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
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	1	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4052.00
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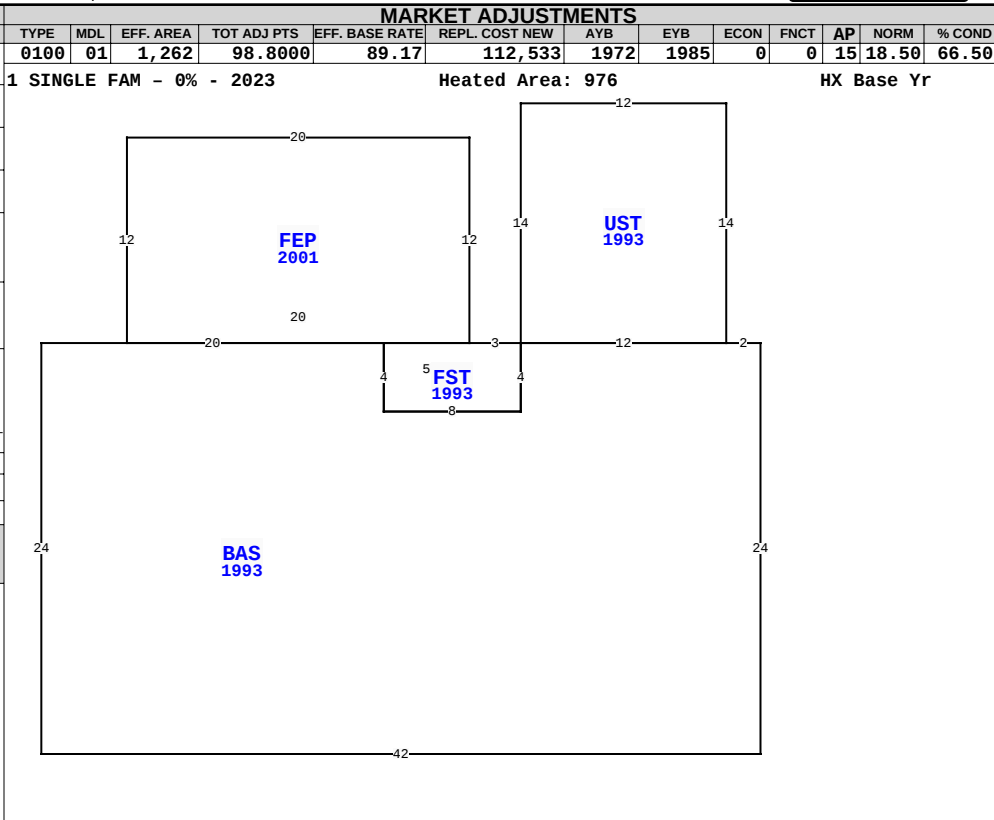
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	976	100	976	57,875
FEP	240	80	192	11,385
FST	32	55	18	1,067
UST	168	45	76	4,507

TOTALS	1,416	1,262	74,834
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	968.00	SF	5.20	5.20	
2	1242	WD DECK A	0	0	6	10	60.00	SF	10.00	10.00	
3	1242	WD DECK A	0	0	9	16	144.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		RS-2	122.00	115.00	1.50	LT	

REVIEW DATE	09/13/2018	BY	SBX
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF											
3,932											

Total Acres:	0.00	Total Land Value:	60,000	Market:	0	Agricultural:	0	Common:	60,000
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NASSAU COUNTY PROPERTY											
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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		74,834
TOTAL MARKET OB/XF VALUE		3,932
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		138,766
SOH/AGL Deduction		0
ASSESSED VALUE		138,766
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		138,766
TOTAL JUST VALUE		138,766
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0209166	CHNGE SRVC	500	01/01/2002
8681	ADDITION	45,370	02/12/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2609/0674	12/15/2022	WD	Q	I	01	162,000	
GRANTOR: GRAHAM LISA							
GRANTEE: KELLY SCOTT A & ASH							
0847/0164	9/01/1998	WD	Q	I		69,900	
GRANTOR: SHEPARD CATHLEEN E							
GRANTEE: GRAHAM LISA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W2 UST=[YR=1993] N14 W12 S14 FST=[YR=1993] W3 FEP=[YR=2001] N12 W20 S12 E20\$ W5 S4 E8 N4 \$ E12 \$ W12 S4 W8 N4 W20 S24 E42 N24 \$.											