BLOCK 3 LOT 5 & PT OF LOTS
4 & 6 IN OR 2087/411
YULEE HEIGHTS SUB PB 3/47A

MOONEY ROBERT A
86278 CALLAWAY DR
YULEE, FL 32097

2023

42-2N-27-4400-0003-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

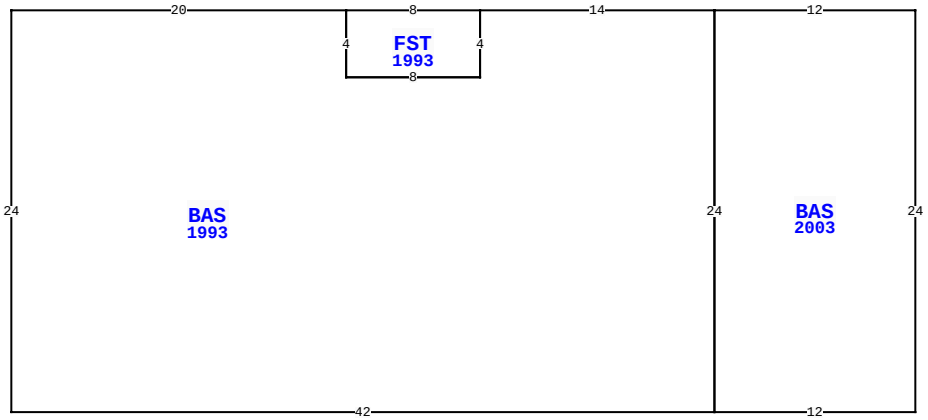
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	976	100	976	62,103
BAS	288	100	288	18,326
FST	32	55	18	1,145
TOTALS	1,296		1,282	81,575

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,282	94.6400	85.41	109,496	1972	1972	0	0	0	25.50	74.50

1 SINGLE FAM – 100% - 2016 Heated Area: 1264 HX Base Yr 2016



86278 CALLAWAY DR, YULEE

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		81,575
TOTAL MARKET OB/XF VALUE		730
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		142,305
SOH/AGL Deduction		65,579
ASSESSED VALUE		76,726
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		26,726
TOTAL JUST VALUE		142,305
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2087/0411	12/02/2016	FJ	U	I	11	100
GRANTOR: MOONEY JAMES LEO ESTA						
GRANTEE: MOONEY ROBERT A						
2087/0409	12/02/2016	FJ	U	I	11	100
GRANTOR: MOONEY JAMES LEO EST						
GRANTEE: MOONEY ROBERT A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FST=[YR=1993] W8 S4 E8N4 $ S4 W8 N4 W20 S24 E42 BAS=[YR=2003] E12 N24 W12S24$ N24$.

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	0810	CONCRETE A	0	100	0	0	468.00	SF	6.50	6.50	100	1972	1972	3	24	730	

LAND DESCRIPTION

TOTAL OB/XF 730

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	0006	RS-2	120.00	120.00	1.50	LT		1.00	1.00	0.80	50,000.00	40,000.00	60,000							

REVIEW DATE 09/13/2018 BY SBX Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS