BLOCK 3 S 50 FT OF LOT 7 &
N 73 FT OF LOT 8
IN OR 700/1285

TEMOSHCHUK MADELYNE B REVOCABLE LIVING TRUST
86336 CALLAWAY DR
YULEE, FL 32097

2023

42-2N-27-4400-0003-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

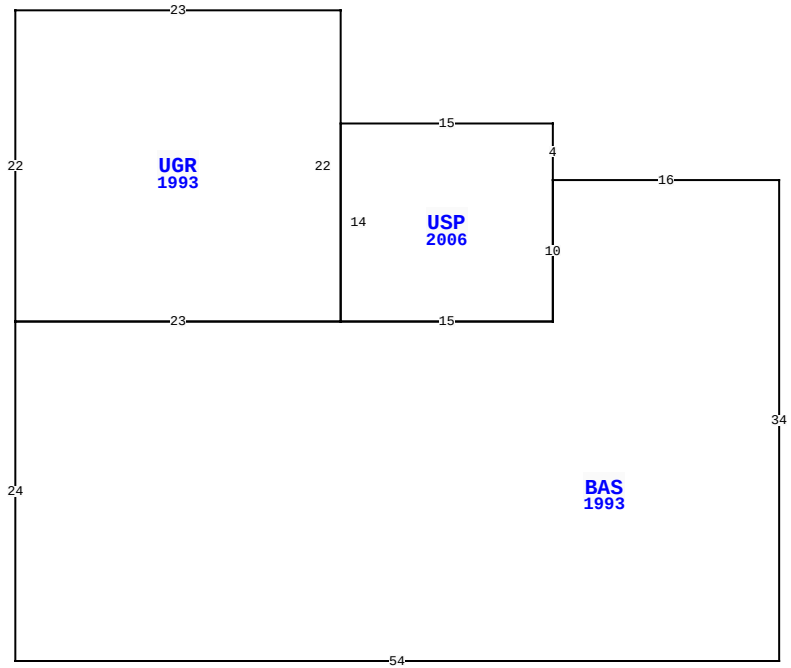
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,456	100	1,456	104,077
UGR	506	45	228	16,297
USP	210	30	63	4,503
TOTALS	2,172		1,747	124,877

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,747	103.1000	93.05	162,558	1973	1973	0	0	0	23.18	76.82

1 SINGLE FAM – 100% - 0 Heated Area: 1456 HX Base Yr



86336 CALLAWAY DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		124,877
TOTAL MARKET OB/XF VALUE		7,711
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		192,588
SOH/AGL Deduction		143,950
ASSESSED VALUE		48,638
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		18,638
TOTAL JUST VALUE		192,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6686	REMODEL	400	05/17/1990
6201	ADDITION	22,760	01/05/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0700/1285	3/17/1994	WD	U	I	01	100
GRANTOR: TEMOSHCHUK JOHN & MAD						
GRANTEE: TEMOSHCHUK JOHN & M						
0565/0515	3/15/1989	WD	U	I		39,000
GRANTOR: DAVIS LINWOOD & JUDY						
GRANTEE: TEMOSHCHUK JOHN & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 USP=[YR=2006] N4W15S14 E15N10$S10 W15
UGR=[YR=1993] N22 W23 S22 E23$ W23 S24 E54 N34$.

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	15	14	210.00	SF	6.50	6.50	100	1990	1990	3	62	846	
2	0810	CONCRETE A	0	100	0	0	1,208.00	SF	6.50	6.50	100	1998	1998	3	77	6,046	
3	0681	POLE SHED	0	100	10	21	210.00	SF	15.00	15.00	100	1997	1997	3	26	819	

LAND DESCRIPTION

TOTAL OB/XF 7,711

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	123.00	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