

TERRELL LUCY E
55404 TERRELL FARMS ROAD
CALLAHAN, FL 32011

44-2N-25-0000-0002-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall		20	FACE BRICK 60		0100	01	3,488	97.7592	88.23	307,746	1950	1980	0	0	0	25.86	74.14	VALUATION BY		STANDARD														
Exterior Wall		12	CEDAR 40		1 SINGLE FAM - 100% - 0										Heated Area: 3292										HX Base Yr									
Roof Structure		03	GABLE/HIP 100												BUILDING MARKET VALUE										261,209									
Roof Cover		03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE										55,649									
Interior Wall		05	DRYWALL 100												TOTAL LAND VALUE - MARKET										293,200									
Interior Floor		08	SHT VINYL 50												TOTAL MARKET VALUE										413,838									
Interior Floor		14	CARPET 50												SOH/AGL Deduction										175,931									
Air Condition		03	CENTRAL 100												ASSESSED VALUE										237,907									
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										HX HB		50,000							
Bedrooms		3	100												BASE TAXABLE VALUE										187,907									
Bathrooms		1	100												TOTAL JUST VALUE										610,058									
Frame Stories Units		02	WOOD FRAME 100												NCON VALUE										0									
BUD8 Adjustme Occupancy		06	DIST 1D 100		INCOME VALUE																													
		00	NONE 100		PREVIOUS YEAR MKT VALUE										267,199																			
Quality		04	Quality Level 04																															
DOR CODE		5000IMPROVED AG																																
MAP NUM			MKT AREA		08																													
NEIGHBORHOOD/LOC					8026.00																													
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS		2,532	100	2,532	165,627																													
FOP		96	30	29	1,897																													
FOP		504	30	151	9,878																													
FUS		760	100	760	49,715																													
PTO		324	5	16	1,047																													
TOTALS		4,216		3,488	228,163	55404 TERRELL FARMS RD, CALLAHAN										BLD DATE				LGL DATE		06/13/2023		MLU										
																XF DATE				LAND DATE														
																INC DATE				AG DATE														
EXTRA FEATURES												ORIG COND		YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES															
L N	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																				
1	0511	GARAGE CB-	0 100	33 22	726.00	SF	24.00	24.00	100	1960	1960	3	20	3,485																				
2	0511	GARAGE CB-	0 100	19 22	418.00	SF	40.00	40.00	100	1960	1960	3	20	3,344																				
3	0570	JUNK HOUSE	0 100	0 0	1.00	UT	100.00	100.00	95	1950	1950	3	95	95																				
4	0940	SHEDS/PORT	0 100	12 8	96.00	SF	20.10	20.10	100	1975	1975	3	20	386																				
5	0350	CARPORY WD	0 100	22 14	330.00	SF	13.00	13.00	100	1960	1960	3	20	858																				
6	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380																				
7	0370	CHICKEN HS	0 0	40 500	20,000.00	SF	0.40	0.40	100	1989	1989	3	20	1,600																				
8	0370	CHICKEN HS	0 0	40 500	20,000.00	SF	0.40	0.40	100	1989	1989	3	20	1,600																				
9	0511	GARAGE CB-	0 100	32 48	1,536.00	SF	40.00	40.00	100	1986	1986	3	52	31,949																				
10	0370	CHICKEN HS	0 0	500 40	20,000.00	SF	0.40	0.40	100	1992	1992	3	20	1,600																				
LAND DESCRIPTION					TOTAL OB/XF										47,297																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000																	
2	006000	A	PAST1/HAY	0			0.00	0.00	19.00	AC		1.00	1.00	1.00	440.00	440.00	8,360																	
3	005600	A	TIMBER 3 SI	0			0.00	0.00	57.00	AC		1.00	1.00	1.00	410.00	410.00	23,370																	
4	005902	A	HARDWOOD SI	0			0.00	0.00	30.00	AC		1.00	1.00	1.00	175.00	175.00	5,250																	
5	009910	M	MKT. VAL. AG	0			0.00	0.00	106.00	AC		1.00	1.00	1.00	2,200.00	2,200.00	233,200																	
REVIEW DATE 06/05/2020 BY KBA Total Acres: 108.00 Total Land Value: 96,980 Market: 233,200 Agricultural: 36,980 Common: 60,000 PRINTED 08/02/2023 BY SYS																																		



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing	01	0 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		1 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000IMPROVED AG	
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC 8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,256	100	2,256	13,536
UCP	1,000	40	400	2,400
UST	2,256	50	1,128	6,768
TOTALS	5,512		3,784	22,704

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
11	0681	POLE SHED	0 100	48	20	960.00	SF	15.00	15.00	100	2000
12	0681	POLE SHED	0 100	48	20	960.00	SF	15.00	15.00	100	2000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4803	06	3,784	63.1488	30.00	113,520	1950	1950	0	0	0 80.00	20.00
2 STOR WAREH - 0% - 0 Heated Area: 2256 HX Base Yr											
UST 1993											
BAS 1993											
UCP 2006											

55404 TERRELL FARMS RD, CALLAHAN				XF DATE				LAND DATE		06/13/2023		MLU	
				INC DATE				AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
960.00	SF	15.00	15.00	100	2000	2000	3	29	4,176				
960.00	SF	15.00	15.00	100	2000	2000	3	29	4,176				

TOTAL OB/XF											
8,352											

NASSAU COUNTY PROPERTY				PAGE 2 of 3	6
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE				261,209	
TOTAL MARKET OB/XF VALUE				55,649	
TOTAL LAND VALUE - MARKET				293,200	
TOTAL MARKET VALUE				413,838	
SOH/AGL Deduction				175,931	
ASSESSED VALUE				237,907	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				187,907	
TOTAL JUST VALUE				610,058	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				267,199	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0537/0852	2/25/1988	WD U	I	01		100	
GRANTOR: TERRELL JAMES L JR							
GRANTEE: TERRELL JAMES JR &							
0285/0513	2/01/1979	LE U	I			100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=0,0] W94 S24 E44 E50 N24 \$											
UST=[YR=1993;ORIG=0,-2] N24 W94 S24 E94 \$											
UCP=[YR=2006;ORIG=-50,24] S20 E50 N20 W50 \$											



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	03	BELOW AVG. 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	01	MINIMUM 100		
Interior Wall	05	DRYWALL 70		
Interior Wall	04	PLYWOOD 30		
Interior Floo	09	PINE WOOD 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Bedrooms		2 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Stories		1. 1. 100		
Units		0 100		
BUD8 Adjustme	06	DIST 1D 100		
Occupancy	00	NONE 100		
Quality	02	Quality Level 02		
DOR CODE	5000	IMPROVED AG		
MAP NUM		MKT AREA		08
NEIGHBORHOOD/LOC	8026.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	728	9,238
FEP	72	80	58	736
UOP	144	20	29	368
TOTALS	944		815	10,342

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	815	70.3000	63.45	51,712	1955	1955	0	0	40	50.00	20.00

3 SINGLE FAM - 0% - 0

Heated Area: 728

HX Base Yr

Diagram showing a floor plan layout with three distinct areas labeled BAS 1993, FEP 1993, and UOP 1993. The main area (BAS 1993) is a large rectangle with dimensions 28x21. The top right area (FEP 1993) is a smaller rectangle with dimensions 9x8. The bottom area (UOP 1993) is a rectangle with dimensions 18x8. The diagram includes various dimension lines and labels indicating the layout and area measurements.

BLD DATE		LGL DATE	
YE DATE		LAND DATE	06/13/2023