PT LOTS 11,12
IN OR 891/1722
(EX PT IN OR 2565/753,758,763

CLARK BARBARA ANN
44282 LEE DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-0000-0002-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

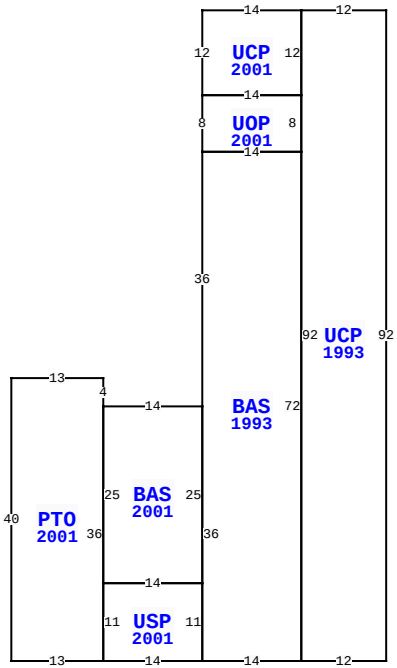
ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 70
Exterior Wall	06	BD/BATTEN 30
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,008	100	1,008	53,467
BAS	350	100	350	18,565
PTO	520	5	26	1,379
UCP	1,104	20	221	11,722
UCP	168	20	34	1,803
UOP	112	20	22	1,167
USP	154	30	46	2,440
TOTALS	3,416		1,707	90,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,707	80.5600	72.71	124,116	1976	1978	0	0	0	27.05	72.95

1 SINGLE FAM – 0% - 0 Heated Area: 1358 HX Base Yr



55407 SHUG RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	119,869
TOTAL MARKET OB/XF VALUE	15,977
TOTAL LAND VALUE - MARKET	183,160
TOTAL MARKET VALUE	173,595
SOH/AGL Deduction	8,614
ASSESSED VALUE	164,981
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	164,981
TOTAL JUST VALUE	319,006
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12423	GARAGE	0	03/01/2004
MH4240	MH MOVE-ON	0	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0891/1722	7/20/1999	WD	U	V	07	100
GRANTOR: BRANDIES GENE S SR						
GRANTEE: CLARK FRANCIS & BAR						
0862/0911	1/12/1999	WD	Q	V		50,000
GRANTOR: BRANDIES GENE STANLEY						
GRANTEE: CLARK FRANCIS L & B						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W12 UCP=[YR=2001] W14 S12 UOP=[YR=2001] S8 BAS=[YR=1993] S36 BAS=[YR=2001] W14 PTO=[YR=2001] N4 W13 S40 E13 USP=[YR=2001] E14 N11 W14 S11$ N36$ S25 E14 N25$ S36 E14 N72 W14$ E14N8W14$ E14 N12$ S92 E12 N92$.

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	0202	BARN WD 30	0	0	0	0	4,020.00	SF	15.00	15.00	100	1980	1980	3	20	12,060	
2	0811	CONCRETE B	0	0	0	0	876.00	SF	5.20	5.20	100	2004	2004	3	86	3,917	

LAND DESCRIPTION

TOTAL OB/XF 15,977

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	005000	C	RURAL HOME	0	0007		0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	006000	A	PAST1/HAY	0			0.00	0.00	4.26	AC		1.00	1.00	1.00	440.00	440.00	1,874							
3	005902	A	HARDWOOD SI	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	175.00	175.00	875							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	9.26	AC		1.00	1.00	1.00	16,000.00	16,000.00	148,160							

REVIEW DATE 06/16/2022 BY TWA Total Acres: 10.26 Total Land Value: 37,749 Market: 148,160 Agricultural: 2,749 Common: 35,000 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 50
Interior Wall	05	DRYWALL 50
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

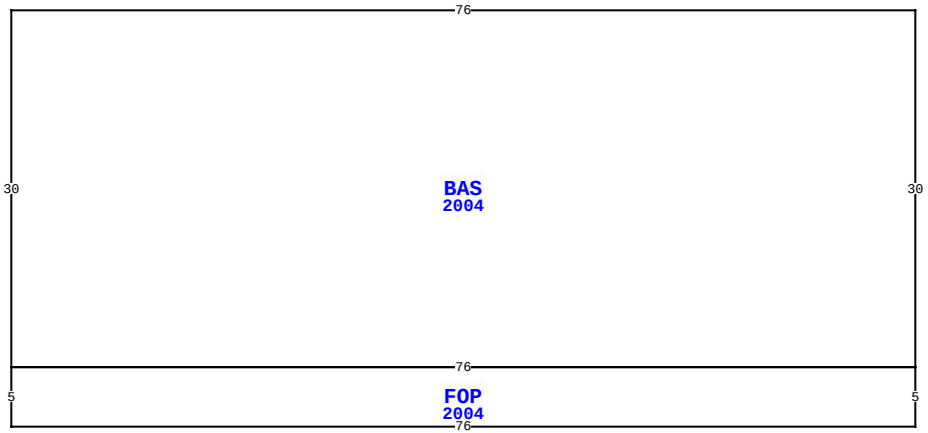
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	27,930
FOP	380	30	114	1,397
TOTALS	2,660		2,394	29,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,394	70.0000	24.50	58,653	1992	1992	0	0	0	50.00	50.00

2 GARAGE RES – 0% - 0 Heated Area: 2280 HX Base Yr



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TOTAL JUST VALUE	319,006
NCON VALUE	0
INCOME VALUE	
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SALES DATA

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0862/0911	1/12/1999	WD	Q	V		50,000
GRANTOR: BRANDIES GENE STANLEY						
GRANTEE: CLARK FRANCIS L & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W76 S30 FOP=[YR=2004] S5 E76 N5 W76$ E76 N30$.

EXTRA FEATURES

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	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/16/2022 BY TWA Total Acres: 10.26 Total Land Value: 37,749 Market: 148,160 Agricultural: 2,749 Common: 35,000 PRINTED 08/02/2023 BY SYS