IN OR 2609/411
ESMT OR 1519/783

COPHER CHRISTIAN & KAYLA
55213 SHUG RD
CALLAHAN, FL 32011

2023

46-2N-25-0000-0002-0280

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

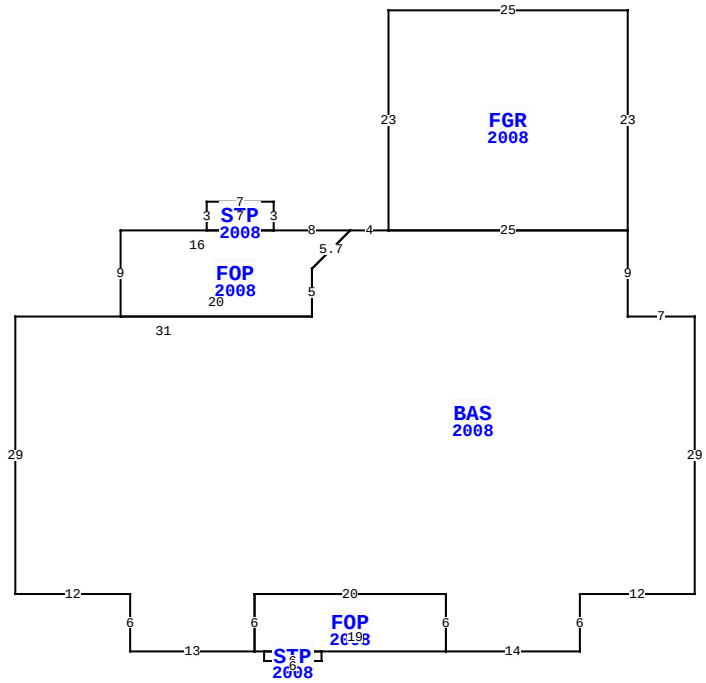
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,510	100	2,510	244,638
FGR	575	55	316	30,799
FOP	120	30	36	3,508
FOP	188	30	56	5,458
STP	6	10	1	98
STP	21	10	2	195
TOTALS	3,420		2,921	284,697

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,921	91.7064	108.90	318,097	2008	2008	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2023 Heated Area: 2510 HX Base Yr 2023



55213 SHUG RD, CALLAHAN

BLD DATE	12/10/2008	DJ	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		284,697
TOTAL MARKET OB/XF VALUE		5,177
TOTAL LAND VALUE - MARKET		75,600
TOTAL MARKET VALUE		365,474
SOH/AGL Deduction		0
ASSESSED VALUE		365,474
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		315,474
TOTAL JUST VALUE		365,474
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20119	ELEC OTHER	2,000	10/01/2007
M13399	MECH OTHER	0	10/01/2007
P12633	OTHER	0	08/01/2007
C20196	CO ISSUED	0	07/01/2007
B20196	NEW CONSTR	240,000	07/01/2007
R10545	REPAIR/RRF	5,500	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2609/0411	12/19/2022	WD	Q	I	01	460,000
GRANTOR: ROTH MICHELLE						
GRANTEE: COPHER CHRISTIAN &						
2550/0595	2/10/2022	QC	U	V	11	100
GRANTOR: ROTH ISSAC						
GRANTEE: ROTH MICHELLE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2008] W25 S23 BAS=[YR=2008] W4 FOP=[YR=2008] W8 STP=[YR=2008] N3 W7 S3 E7$ W16 S9 E20 N5 U4 R4 $ D4 L4 S5 W31 S29 E12 S6 E13 FOP=[YR=2008] E1 STP=[YR=2008] S1 E6 N1 W6$ E19 N6 W20 S6$ N6 E20 S6 E14 N6 E12 N29 W7 N9 W25$ E25 N23$.

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	353.00	SF	6.50	6.50	100	2008	2008	3	90	2,065	
2	0811	CONCRETE B	0	100	35	19	665.00	SF	5.20	5.20	100	2008	2008	3	90	3,112	

LAND DESCRIPTION

TOTAL OB/XF 5,177

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.16	AC		1.00	1.00	1.00	35,000.00	35,000.00	75,600							

REVIEW DATE 12/09/2019 BY KBA Total Acres: 2.16 Total Land Value: 75,600 Market: 0 Agricultural: 0 Common: 75,600 PRINTED 08/02/2023 BY SYS