

PARCELS 3-1,3-2 & 3-4
IN OR 964/689
ESMT OR 865/827

CARTER JOSEPH DWAIN & PAULA D
55004 FAMILY COURT
CALLAHAN, FL 32011

2023

46-2N-25-0000-0003-0010



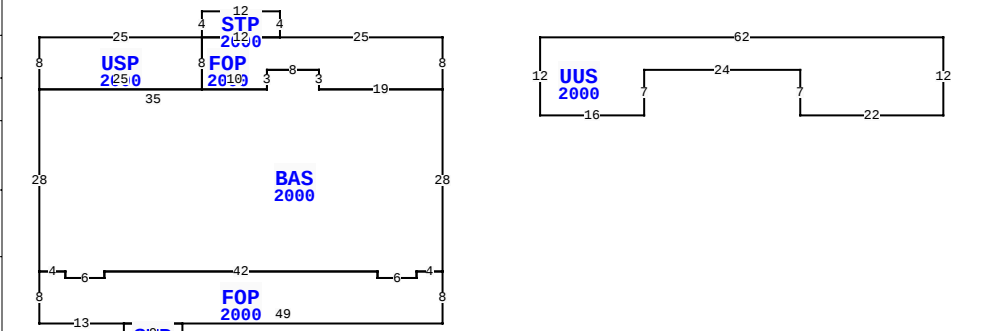
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	11 CLAY TILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	01 Quality Level 01
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	1,772	100	1,772	177,730
FOP	272	30	82	8,224
FOP	484	30	145	14,543
STP	36	10	4	402
STP	48	10	5	502
USP	200	30	60	6,018
UUS	576	50	288	28,886
TOTALS	3,388		2,356	236,305

EXTRA FEATURES	
L N	OB/XF CODE
1	0500 FP-PRE FAB
2	0350 CARPORT WD
3	0530 STBL WD

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,356	94.6386	112.38	264,767	2000	2000	0	0	0	10.75	89.25
1 SNGL FAM - 100% - 2001						Heated Area: 1772			HX Base Yr 2001			



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		236,305	
TOTAL MARKET OB/XF VALUE		30,719	
TOTAL LAND VALUE - MARKET		301,000	
TOTAL MARKET VALUE		312,474	
SOH/AGL Deduction		141,436	
ASSESSED VALUE		171,038	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		121,038	
TOTAL JUST VALUE		568,024	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		224,580	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13054	RE-ROOF	7,475	08/01/2012
B21032	NEW CONSTR	0	01/01/2008
B21033	NEW CONSTR	0	01/01/2008
B995815	NEW CONSTR	140,000	01/02/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0964/0689	12/29/2000	WD	U	V	01
GRANTOR: CARTER LAURA SOVA & J					
GRANTEE: CARTER JOSEPH DWAIN					
0916/1088	1/24/2000	QC	U	V	06
GRANTOR: CARTER LAURA S					
GRANTEE: CARTER PAULA D					

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2000] W25 STP=[YR=2000] N4 W12 S4 E12\$ W12	
USP=[YR=2000] W25 S8 BAS=[YR=2000] S28 FOP=[YR=2000] S8	
E13 STP=[YR=2000] S4 E9 N4 W9\$ E49 N8 W4 S1 W6 N1 W42 S1 W6	
N1 W4\$ E4 S1 E6 N1 E42 S1 E6 N1 E4 N28 W19 N3 W8 S3 W35 \$ E25	
N8 \$ S8 E10 N3 E8 S3 E19 N8 \$ PTR= E15 UUS=[YR=2000] E62 S12	
W22 N7 W24 S7 W16 N12 \$ W15 \$.	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	005000	C	RURAL HOME	100	0005		0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000		
2	005500	A	TIMBER 2 SI	0			0.00	0.00	19.00	AC		1.00	1.00	1.00	550.00	550.00	10,450		
3	009910	M	MKT. VAL. AG	0			0.00	0.00	19.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	266,000		