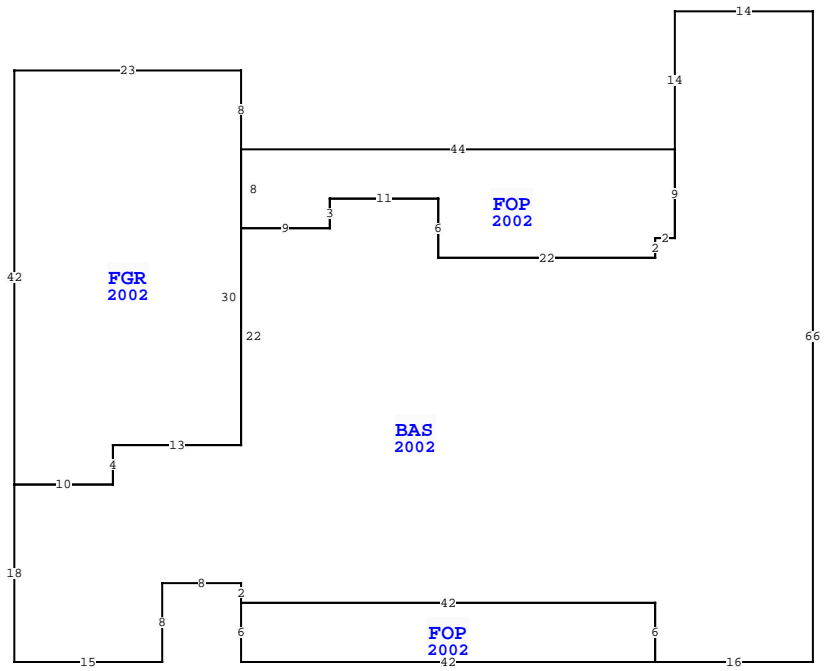


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMMT 60	
Interior Floor	14	CARPET 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		3.5 100	
Frame	02	WOOD FRAME 100	
Stories		1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
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
BAS	2,975	100	2,975
FGR	914	55	503
FOP	252	30	76
FOP	387	30	116
TOTALS	4,528		3,670
			393,350

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	3,670	99.1800	117.78	432,253	2002	2010	0	0	9.00	91.00		
1 SNGL FAM - 0% - 0 Heated Area: 2975 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		393,350	
TOTAL MARKET OB/XF VALUE		37,367	
TOTAL LAND VALUE - MARKET		80,320	
TOTAL MARKET VALUE		511,037	
SOH/AGL Deduction		75,647	
ASSESSED VALUE		435,390	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		435,390	
TOTAL JUST VALUE		511,037	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		418,469	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631969	REPAIR/RRF	5,700	03/01/2016
B11920	XFOB	5,900	11/01/2003
B11416	SWIM POOL	17,000	08/01/2003
E11590	NEW CONSTR	0	08/01/2003
B018567	NEW CONSTR	150,063	07/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2197/0686	5/08/2018	WD Q	Q	I	05	475,000

GRANTOR: RICKS BOYD & SANDRA
GRANTEE: SWANSON ROBERT NEAL
0444/0802 2/01/1985 MS U V 28,000
GRANTOR:
GRANTEE:

BUILDING NOTES	
BUILDING DIMENSIONS BAS=[YR=2002] W14 S14 FOP=[YR=2002] W44 FGR=[YR=2002] N8 W23 S42 E10 N4 E13 N30\$ S8 E9 N3 E11 S6 E22 N2 E2 N9\$ S9 W2 S2 W22 N6 W11 S3 W9 S22 W13 S4 W10 S18 E15 N8 E8 S2 POP=[YR=2002] S6 E42 N6 W42\$ E42 S6 E16 N66\$.	

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
1	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	87	1,740	
2	0812	CONCRETE C	0	0	0	2,295.00	SF	4.00	4.00	100	2002	2002	3	83	7,619	
3	0100	BAR-B-Q	0	0	0	1.00	UT	400.00	400.00	100	2002	2002	3	21	84	
4	1127	BRICK 8"	0	0	3	33.00	SF	11.00	11.00	100	2002	2002	3	95	345	
5	0940	SHEDS/PORT	0	0	10	140.00	SF	19.50	19.50	100	2003	2003	3	22	601	
6	0476	VF 6 SBPL	0	0	0	114.00	LF	32.00	32.00	100	2003	2003	3	64	2,335	
7	0473	VF 3 RAIL	0	0	0	384.00	LF	7.50	7.50	100	2003	2003	3	64	1,843	
8	1242	WD DECK A	0	0	11	88.00	SF	10.00	10.00	100	2003	2003	3	22	194	
9	0871	POOL HTR R	0	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	22	440	
10	0861	POOL GUNIT	0	0	0	420.00	SF	85.00	85.00	100	2003	2003	3	36	12,852	

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	DPHT 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	0	0007	RM	0.00	0.00	5.02	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,320							

PT OF LOT 6
 IN OR 2197/686
 ROAD MAINT AGMT OR 2197/701

SWANSON ROBERT NEAL & DENISE RENE
 54964 OGILVIE RD
 CALLAHAN, FL 32011

2023

46-2N-25-0000-0020-0000



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									
																				VALUATION BY Tax Group: 6 Tax Dist: STANDARD BUILDING MARKET VALUE 393,350 TOTAL MARKET OB/XF VALUE 37,367 TOTAL LAND VALUE - MARKET 80,320 TOTAL MARKET VALUE 511,037 SOH/AGL Deduction 75,647 ASSESSED VALUE 435,390 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 435,390 TOTAL JUST VALUE 511,037 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 418,469											
DOR CODE 0100 SINGLE FAMILY																				PERMIT NUM DESCRIPTION AMT ISSUED 											
MAP NUM										MKT AREA 08																					
NEIGHBORHOOD/LOC 8026.00																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 2197/0686 5/08/2018 WD Q I 05 475,000 GRANTOR: RICKS BOYD & SANDRA GRANTEE: SWANSON ROBERT NEAL 0444/0802 2/01/1985 MS U V 28,000 GRANTOR: GRANTEE:											
TOTALS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/19/2023 MLU											
EXTRA FEATURES																				BUILDING 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	NOTES	BUILDING DIMENSIONS													
11	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2003	2003	3	22	220															
12	0855	CONC PAVER	0	0	0	0	720.00	SF	7.00	7.00	100	2003	2003	3	84	4,234															
13	0911	SCRN RM A	0	0	44	26	1,144.00	SF	17.50	17.50	100	2003	2003	3	22	4,404															
14	1242	WD DECK A	0	0	13	13	169.00	SF	10.00	10.00	100	2005	2005	3	27	456															
																	TOTAL OB/XF 9,314														
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	DENSITY	DECL	FRZ	YR	CONSRV							
REVIEW DATE 04/20/2020 BY KBA Total Acres: 5.02 Total Land Value: 80,320 Market: 0 Agricultural: 0 Common: 80,320 PRINTED 08/02/2023 BY SYS																															