

TAYLOR KEVIN JAMES & ASHLEY
55156 DEER RUN RD
CALLAHAN, FL 32011

46-2N-25-197A-0003-0200

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6		
VALUATION SUMMARY									
VALUATION BY				STANDARD					
Tax Group: 6				Tax Dist:					
BUILDING MARKET VALUE				230,805					
TOTAL MARKET OB/XF VALUE				15,593					
TOTAL LAND VALUE - MARKET				50,000					
TOTAL MARKET VALUE				296,398					
SOH/AGL Deduction				125,578					
ASSESSED VALUE				170,820					
TOTAL EXEMPTION VALUE				HX HB XM		50,000			
BASE TAXABLE VALUE				120,820					
TOTAL JUST VALUE				296,398					
NCON VALUE				0					
INCOME VALUE									
PREVIOUS YEAR MKT VALUE				236,106					
PERMIT NUM		DESCRIPTION		AMT		ISSUED			
B007548		NEW CONSTR		99,500		08/01/2000			
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2015/1597		11/25/2015		WD	Q	I	01	180,000	
GRANTOR: THOMAS BRIAN K & TRAC									
GRANTEE: TAYLOR KEVIN JAMES									
0926/1164		3/31/2000		WD	U	V	01	10,000	
GRANTOR: TANNER YVONNE E									
GRANTEE: THOMAS BRIAN & TRAC									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2001] W22 FOP=[YR=2001] W15 S7 E15 N7 \$ S7 W15 N7 W3 U2 L2 W4 D2 L2 W3 S40 E12 S1 E12 N4 FOP=[YR=2001] E6 FGR=[YR=2001] S16 E21 N28 W10 S7W11 S5 \$ N5 W6 S5 \$ N5 E17 N7 E10 N25 \$.									
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV
50,000									
Common: 50,000 PRINTED 08/02/2023 BY SYS									