

BLOCK 13 LOT 24
IN OR 1239/97
CONSERV ESMT PT OR 929/824

KIRKSEY BETTY JOE
55222 LITTLE BROOK DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-197D-0013-0240



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

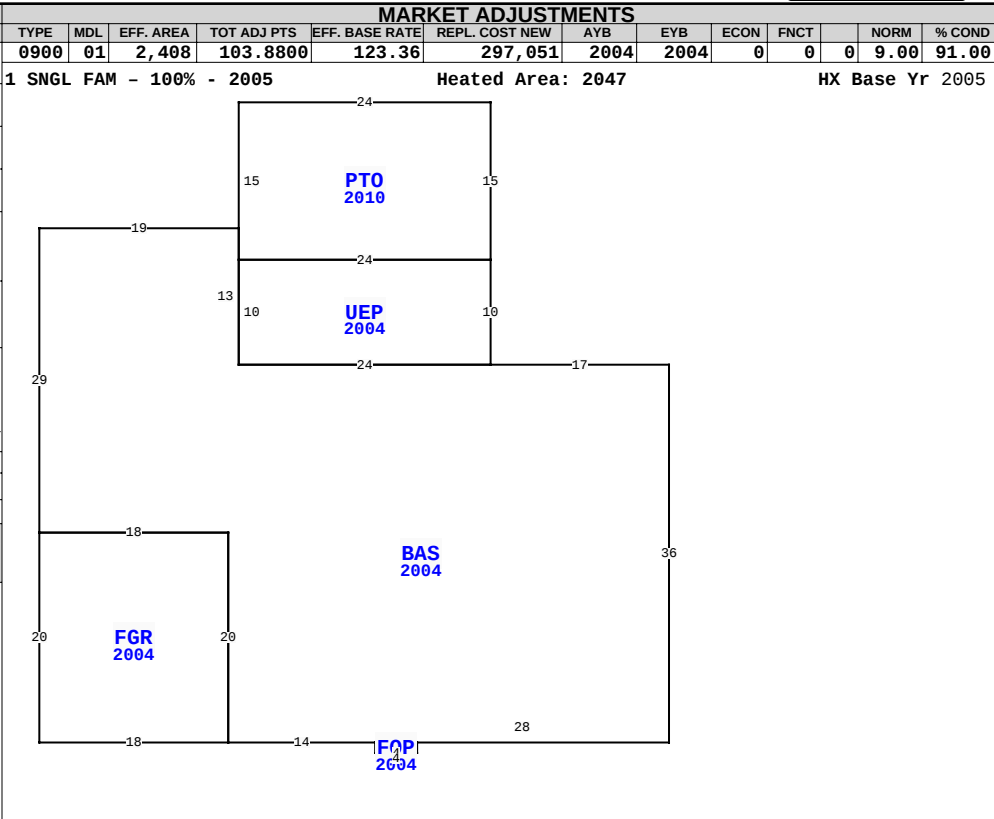
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,047	100	2,047	229,791
FGR	360	55	198	22,227
FOP	4	30	1	112
PTO	360	5	18	2,020
UEP	240	60	144	16,165

TOTALS	3,011		2,408	270,316
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	862.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00



55222 LITTLE BROOK DR, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2004	2004	3	86	3,855	

TOTAL OB/XF									
3,855									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		270,316	
TOTAL MARKET OB/XF VALUE		3,855	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		324,171	
SOH/AGL Deduction		171,512	
ASSESSED VALUE		152,659	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		102,659	
TOTAL JUST VALUE		324,171	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		257,984	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12084	NEW CONSTR	146,554	12/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1239/0097	6/18/2004	WD	Q	I	
GRANTOR: MARONDA HOMES INC					SALE PRICE
GRANTEE: KIRKSEY BETTY JOE					150,700
1187/0247	11/06/2003	WD	U	V	07
GRANTOR: BKS					100
GRANTEE: MARONDA HOMES INC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W17 UEP=[YR=2004] N10 PTO=[YR=2010] N15 W24 S15 E24\$ W24 S10 E24\$ W24 N13 W19 S29 FGR=[YR=2004] S20 E18 N20 W18\$ E18 S20 E14 FOP=[YR=2004] S1 E4 N1 W4\$ E28 N36\$.									