

**CURRY JOSHUA J & AMANDA ET AL/BELLE JESSICA**  
55198 FOX SQUIRREL DRIVE  
CALLAHAN, FL 32011

**46-2N-25-197D-0014-0080**

BUILDING CHARACTERISTICS

| ELEMENT                     | CD               | CONSTRUCTION                      |                            |                                                                             |
|-----------------------------|------------------|-----------------------------------|----------------------------|-----------------------------------------------------------------------------|
| Exterior Wall               | 15               | CONC BLOCK 50                     |                            |                                                                             |
| Exterior Wall               | 16               | WD FR STUC 50                     |                            |                                                                             |
| Roof Structur               | 03               | GABLE/HIP 100                     |                            |                                                                             |
| Roof Cover                  | 03               | COMP SHNGL 100                    |                            |                                                                             |
| Interior Wall               | 05               | DRYWALL 100                       |                            |                                                                             |
| Interior Floo               | 14               | CARPET 60                         |                            |                                                                             |
| Interior Floor              | 08               | SHT VINYL 40                      |                            |                                                                             |
| Air Condition               | 03               | CENTRAL 100                       |                            |                                                                             |
| Heating Type                | 04               | AIR DUCTED 100                    |                            |                                                                             |
| Bedrooms                    |                  | 5 100                             |                            |                                                                             |
| Bathrooms                   |                  | 2.5 100                           |                            |                                                                             |
| Frame Stories Units         | 02               | WOOD FRAME 100<br>2. 100<br>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                         | 1,256            | 100                               | 1,256                      | 116,413                                                                     |
| FGR                         | 560              | 55                                | 308                        | 28,547                                                                      |
| FOP                         | 12               | 30                                | 4                          | 370                                                                         |
| FUS                         | 1,680            | 100                               | 1,680                      | 155,712                                                                     |
| PTO                         | 180              | 5                                 | 9                          | 834                                                                         |
| TOTALS                      | 3,688            |                                   | 3,257                      | 301,877                                                                     |
| 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                           | 0812             | CONCRETE C                        | 0 0 0 0 2,023.00 SF 4.00   | 4.00 100 2005 2005 3 87 7,040                                               |

MARKET ADJUSTMENTS

| TYPE                                             | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | MA | NORM | % COND |
|--------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|----|------|--------|
| 0900                                             | 01  | 3,257     | 92.9200     | 110.34         | 359,377        | 2005 | 2010 | 0    | 0    | 10 | 6.00 | 84.00  |
| 1 SNGL FAM - 0% - 0 Heated Area: 2936 HX Base Yr |     |           |             |                |                |      |      |      |      |    |      |        |
|                                                  |     |           |             |                |                |      |      |      |      |    |      |        |
|                                                  |     |           |             |                |                |      |      |      |      |    |      |        |
|                                                  |     |           |             |                |                |      |      |      |      |    |      |        |

NASSAU COUNTY PROPERTY

| VALUATION SUMMARY         |           |
|---------------------------|-----------|
| VALUATION BY              | STANDARD  |
| Tax Group: 6              | Tax Dist: |
| BUILDING MARKET VALUE     | 301,877   |
| TOTAL MARKET OB/XF VALUE  | 7,040     |
| TOTAL LAND VALUE - MARKET | 50,000    |
| TOTAL MARKET VALUE        | 358,917   |
| SOH/AGL Deduction         | 62,054    |
| ASSESSED VALUE            | 296,863   |
| TOTAL EXEMPTION VALUE     | 0         |
| BASE TAXABLE VALUE        | 296,863   |
| TOTAL JUST VALUE          | 358,917   |
| NCON VALUE                | 0         |
| INCOME VALUE              |           |
| PREVIOUS YEAR MKT VALUE   | 284,074   |

SALES DATA

| OFF RECORD Number              | DATE      | TYPE INST | Q U I V I | RSN CD | SALE PRICE |
|--------------------------------|-----------|-----------|-----------|--------|------------|
| 2618/1876                      | 2/10/2023 | WD        | Q I       | 01     | 370,000    |
| GRANTOR: MOORE MASON C & ADRIA |           |           |           |        |            |
| GRANTEE: CURRY JOSHUA J & AM   |           |           |           |        |            |
| 2374/1461                      | 7/09/2020 | WD        | Q I       | 01     | 279,000    |
| GRANTOR: PAULEY WILLIAM P      |           |           |           |        |            |
| GRANTEE: MOORE MASON C & ADR   |           |           |           |        |            |

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2005] W20 BAS=[YR=2005] N2 W4 PTO=[YR=2005] N10 W18 S10 E18\$ W36 S32 E14 N2 E3 FOP=[YR=2005] S2 E6 N2 W6\$ E9 S2 E14 N30\$ S28 E20 N28 \$ PTR=N20 FUS=[YR=2005] N32 E40 S2 E20 S28 W20 S2 W14 N16 W4 S4 W8 S12 W14\$ S20\$.

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-----|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 1   | 000100   | C   | SFR                  |     | 0   | 0006     |       | 0.00  | 0.00        | 1.00      | LT  |           | 1.00   | 1.00    | 1.00       | 50,000.00      | 50,000.00  | 50,000                      |      |         |      |     |    |        |

REVIEW DATE

10/21/2021

BY KB

Total Acres: 0.00

Total Land Value: 50,000

Market: 0

Agricultural: 0

Common: 50,000

PRINTED 08/02/2023 BY SYS