LOT 8 R497874
IN OR 888/216
EX R/W OR 1031/451

MILLIGAN RONALD G/SCOTT JEANNE
PO BOX 1199
HILLIARD, FL 32046

2023

47-2N-25-4080-0008-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

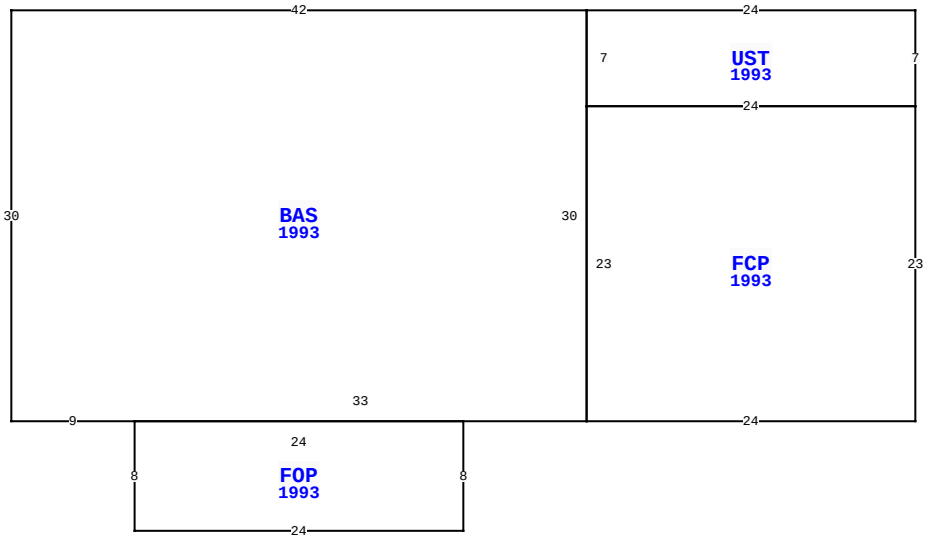
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	1,260	73,386
FCP	552	25	138	8,038
FOP	192	30	58	3,378
UST	168	45	76	4,427
TOTALS	2,172		1,532	89,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,532	113.2200	102.18	156,540	1956	1956	0	0	0	43.00	57.00

1 SINGLE FAM – 0% - 0 Heated Area: 1260 HX Base Yr



450279 SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	145,414
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	78,840
TOTAL MARKET VALUE	224,254
SOH/AGL Deduction	22,431
ASSESSED VALUE	201,823
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	201,823
TOTAL JUST VALUE	224,254
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	199,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0888/0216	6/22/1999	WD	Q	I		100,000
GRANTOR: ARMSTRONG RICKEY HAL						
GRANTEE: MILLIGAN RONALD G &						
0874/0610	3/12/1999	QC	U	I	06	100
GRANTOR: HIGGINBOTHAM JAMES F						
GRANTEE: ARMSTRONG RICKEY HA						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W24 BAS=[YR=1993] W42 S30 E9 FOP=[YR=1993] S8 E24 N8W24$ E33 FCP=[YR=1993] E24 N23 W24S23$ N30$ S7 E24 N7$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0004	OR	0.00	0.00	4.38	AC		1.00	1.00	1.00	18,000.00	18,000.00	78,840							

REVIEW DATE 05/31/2018 BY KBX Total Acres: 4.38 Total Land Value: 78,840 Market: 0 Agricultural: 0 Common: 78,840 PRINTED 08/02/2023 BY SYS

LOT 8 R497874
IN OR 888/216
EX R/W OR 1031/451

MILLIGAN RONALD G/SCOTT JEANNE
PO BOX 1199
HILLIARD, FL 32046

2023

47-2N-25-4080-0008-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

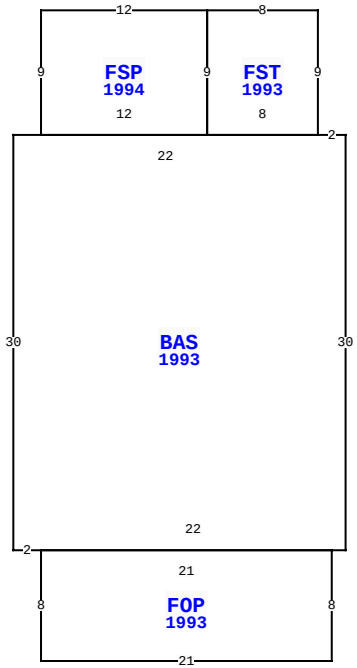
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	35,855
FOP	168	30	50	2,490
FSP	108	40	43	2,141
FST	72	55	40	1,992
TOTALS	1,068		853	42,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	853	89.0000	80.32	68,513	1944	1944	0	0	0	38.00	62.00

2 SINGLE FAM – 0% - 0 Heated Area: 720 HX Base Yr



450279 SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	145,414
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	78,840
TOTAL MARKET VALUE	224,254
SOH/AGL Deduction	22,431
ASSESSED VALUE	201,823
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	201,823
TOTAL JUST VALUE	224,254
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	199,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0888/0216	6/22/1999	WD	Q	I		100,000
GRANTOR: ARMSTRONG RICKEY HAL						
GRANTEE: MILLIGAN RONALD G &						
0874/0610	3/12/1999	QC	U	I	06	100
GRANTOR: HIGGINBOTHAM JAMES F						
GRANTEE: ARMSTRONG RICKEY HA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 FST=[YR=1993] N9 W8 FSP=[YR=1994] W12 S9 E12 N9$ S9 E8$ W22 S30 E2 FOP=[YR=1993] S8 E21 N8 W21$ E22 N30$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/31/2018 BY KBX Total Acres: 4.38 Total Land Value: 78,840 Market: 0 Agricultural: 0 Common: 78,840 PRINTED 08/02/2023 BY SYS

LOT 8 R497874
IN OR 888/216
EX R/W OR 1031/451

MILLIGAN RONALD G/SCOTT JEANNE
PO BOX 1199
HILLIARD, FL 32046

2023

47-2N-25-4080-0008-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

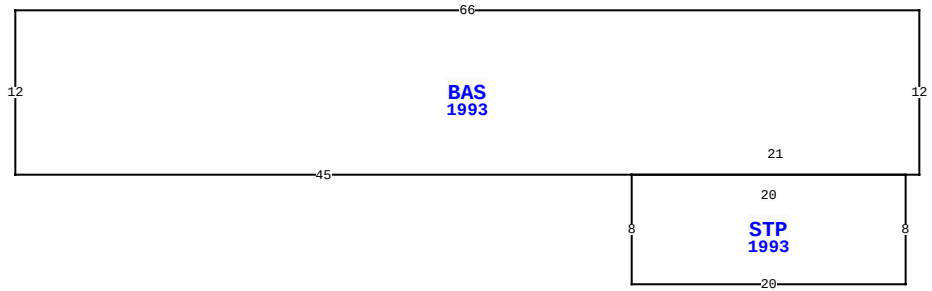
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	792	13,436
STP	160	10	16	272
TOTALS	952		808	13,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	808	87.0000	56.55	45,692	1982	1982	0	0	0	70.00	30.00

3 M/H 93- – 0% - 0 Heated Area: 792 HX Base Yr



450279 SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	145,414
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	78,840
TOTAL MARKET VALUE	224,254
SOH/AGL Deduction	22,431
ASSESSED VALUE	201,823
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	201,823
TOTAL JUST VALUE	224,254
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	199,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0888/0216	6/22/1999	WD	Q	I		100,000
GRANTOR: ARMSTRONG RICKEY HAL						
GRANTEE: MILLIGAN RONALD G &						
0874/0610	3/12/1999	QC	U	I	06	100
GRANTOR: HIGGINBOTHAM JAMES F						
GRANTEE: ARMSTRONG RICKEY HA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S12 E45 STP=[YR=1993] S8 E20 N8 W20$ E21 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/31/2018 BY KBX Total Acres: 4.38 Total Land Value: 78,840 Market: 0 Agricultural: 0 Common: 78,840 PRINTED 08/02/2023 BY SYS