

PT OF LOT 1  
IN OR 2260/1986  
SUB OF SEC 49 PB 2/15

CUSHMAN ELVIN W & MARGARET J/CUSHMAN DARRYL L  
PO BOX 5021  
CALLAHAN, FL 32011

**2023**

49-2N-25-4100-0001-0091

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	04 PLYWOOD 50			
Interior Wall	05 DRYWALL 50			
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	2.5 100			
Frame	03 MASONRY 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	8026.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,791	100	1,791	140,440
FGR	676	55	372	29,170
FOP	161	30	48	3,764
FOP	200	30	60	4,705
PTO	266	5	13	1,020
UST	120	45	54	4,234
TOTALS	3,214		2,338	183,332

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 0%	- 0									

Heated Area: 1791 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			282,731
TOTAL MARKET OB/XF VALUE			5,854
TOTAL LAND VALUE - MARKET			70,000
TOTAL MARKET VALUE			358,585
SOH/AGL Deduction			50,424
ASSESSED VALUE			308,161
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			308,161
TOTAL JUST VALUE			358,585
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			306,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008772	REPAIR/RRF	27,600	06/08/2022
MH003147	MH MOVE-ON	0	06/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2260/1986	2/08/2019	QC	U	I	11	100

GRANTOR: CUSHMAN ELVIN WILLIAM  
GRANTEE: CUSHMAN ELVIN WILLI  
2183/1541 3/15/2018 WD U I 11 100  
GRANTOR: CUSHMAN ELVIN WILLIAM  
GRANTEE: CUSHMAN DARRYL & EL

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
2	0681	POLE SHED	0	0	33	48			15.00	100	1985	1985	3	20	4,752	
5	1242	WD DECK A	0	0	12	8			10.00	100	2002	2002	3	21	202	
6	1242	WD DECK A	0	0	10	8			10.00	100	2002	2002	3	21	168	
7	0940	SHEDS/PORT	0	0	20	10			18.30	100	1995	1995	3	20	732	

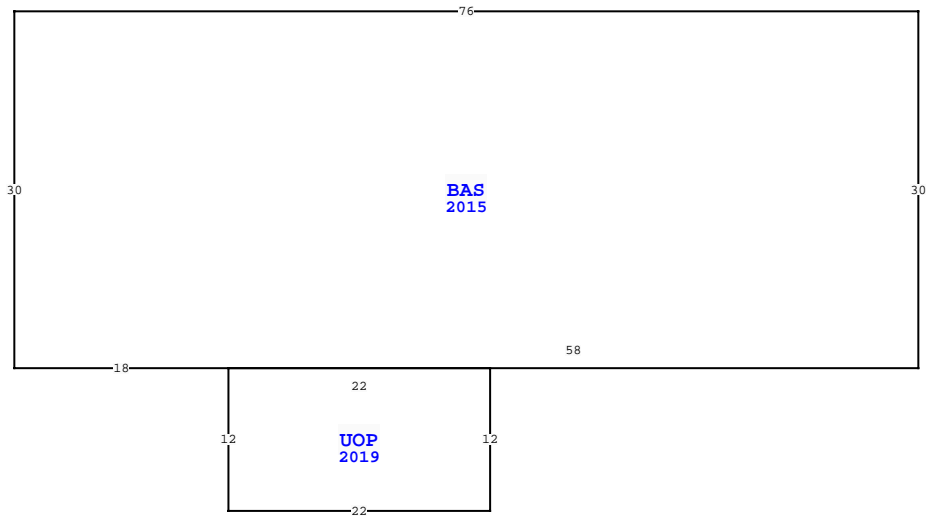
BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=1993] W6 FOP=[YR=1993] N7 W23 PTO=[YR=1993] N7 W19 S5	
BAS=[YR=1993] W15 S9 W27 S29 E27 FOP=[YR=1993] E37 N6 W9 S1	
W22 N1 W6 S6 \$ N6 E6 S1 E22 N1 E9 N23 W22 N9 \$ S9 E19 N7 \$ S7	
E23 \$ W20 S26 E26 N26 \$ PTR= E15 UST=[YR=1993] E10 S12 W10	
N12 \$ W15 \$ .	

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	DPH 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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000								

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 60	
Interior Floo	08	SHT VINYL 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
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	8026.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,280	100	2,280
UOP	264	25	66
SUBAREA MARKET VALUE			
BAS		96,602	
UOP		2,797	
TOTALS	2,544		2,346
		99,399	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,346	116.4000	81.48	191,152	2000	2002	0	0	48.00	52.00
3 M/H 94+ - 0% - 0 Heated Area: 2280 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 2 of 2	6
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2183/1541	3/15/2018	WD	U	I	11	100
GRANTOR: CUSHMAN ELVIN WILLIAM						
GRANTEE: CUSHMAN DARRYL & EL						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2015] W76 S30 E18 UOP=[YR=2019] S12 E22 N12 W22\$ E58 N30\$.	

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									
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