PT OF LOT 13
IN OR 2424/328
SUB OF SEC 49 PB 2/15

THAGARD ALEXIS C L/E/
541787 US HWY 1
CALLAHAN, FL 32011

2023

49-2N-25-4100-0013-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

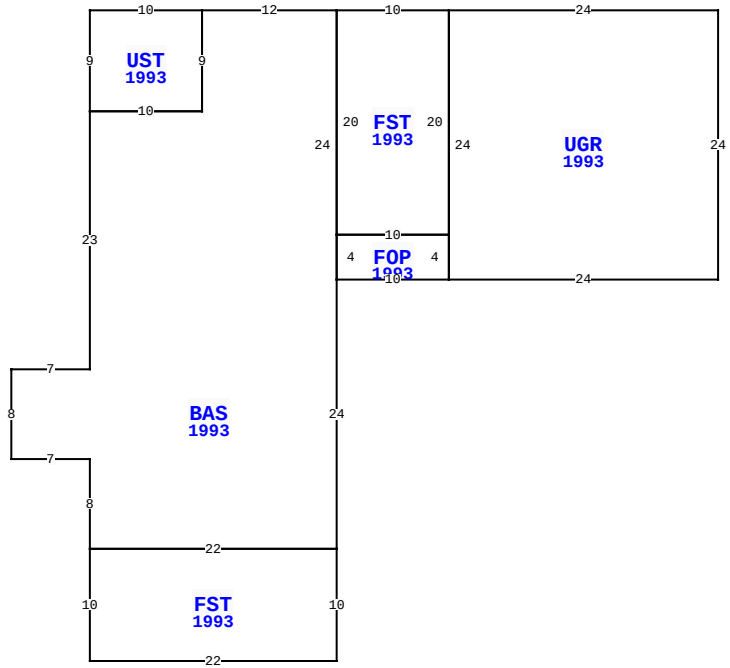
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,022	100	1,022	82,532
FOP	40	30	12	969
FST	200	55	110	8,883
FST	220	55	121	9,771
UGR	576	45	259	20,915
UST	90	45	40	3,230
TOTALS	2,148		1,564	126,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,564	112.2000	101.26	158,371	1930	1970	0	0	0	20.25	79.75

1 SINGLE FAM – 100% - 0 Heated Area: 1022 HX Base Yr



541787 US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		126,301
TOTAL MARKET OB/XF VALUE		4,216
TOTAL LAND VALUE - MARKET		198,000
TOTAL MARKET VALUE		168,639
SOH/AGL Deduction		105,880
ASSESSED VALUE		62,759
TOTAL EXEMPTION VALUE	HX HB WX SX	62,759
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		328,517
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2424/0328	12/15/2020	WD	U	I	11	100
GRANTOR: THAGARD ALEXIS C						
GRANTEE: PEEPLES LISA & ROBE						
0865/1999	2/05/1999	WD	U	I	01	100
GRANTOR: THAGARD ROBERT G						
GRANTEE: THAGARD ROBERT G &						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W24 FST=[YR=1993] W10 BAS=[YR=1993] W12
UST=[YR=1993] W10 S9 E10 N9$ S9 W10 S23 W7 S8 E7 S8
FST=[YR=1993] S10 E22 N10 W22$ E22 N24 FOP=[YR=1993] E10 N4
W10 S4$ N24 $ S20 E10 N20$ S24 E24 N24$.

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
1	0200	BARN WD 0-	0	100	40	30	1,200.00	SF	5.00	5.00	100	1965	1965	3	20	1,200	
2	0350	CARPORT WD	0	100	40	11	440.00	SF	13.00	13.00	100	1965	1965	3	20	1,144	
3	0681	POLE SHED	0	100	40	10	400.00	SF	15.00	15.00	100	1965	1965	3	20	1,200	
4	0752	USP	0	0	16	14	224.00	SF	15.00	15.00	100	1980	1980	3	20	672	

LAND DESCRIPTION

TOTAL OB/XF 4,216

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	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	006000	A	PAST1/HAY	0			0.00	0.00	6.50	AC		1.00	1.00	1.00	440.00	440.00	2,860							
3	005902	A	HARDWOOD SI	0			0.00	0.00	1.50	AC		1.00	1.00	1.00	175.00	175.00	262							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
5	009910	M	MKT.VAL.AG	0			0.00	0.00	8.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	128,000							

REVIEW DATE 05/04/2020 BY KBA Total Acres: 9.00 Total Land Value: 38,122 Market: 163,000 Agricultural: 3,122 Common: 35,000 PRINTED 08/02/2023 BY SYS