IN OR 2109/291
PARCELS 31 & 31-1

HENRY DONNELL/HENRY SUSIE
PO BOX 514
CALLAHAN, FL 32011

**2023**

**51-2N-25-0000-0031-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

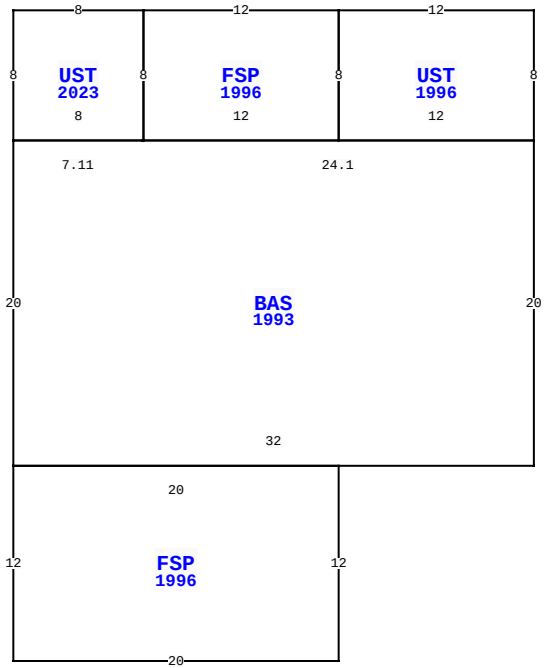
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 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 07 |
| NEIGHBORHOOD/LOC | 8026.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 640 | 100 | 640 | 44,360 |
| FSP | 96 | 40 | 38 | 2,634 |
| FSP | 240 | 40 | 96 | 6,654 |
| UST | 96 | 45 | 43 | 2,981 |
| UST | 64 | 45 | 29 | 2,010 |
| TOTALS | 1,136 | | 846 | 58,638 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 846 | 96.0000 | 86.64 | 73,297 | 1971 | 1971 | 0 | 0 | 0 | 20.00 | 80.00 |

1 SINGLE FAM – 100% - 2019 Heated Area: 640 HX Base Yr 2019




618597 DR MARTIN LUTHER KING JR AVE, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 58,638 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 35,350 |
| TOTAL MARKET VALUE | | 93,988 |
| SOH/AGL Deduction | | 33,412 |
| ASSESSED VALUE | | 60,576 |
| TOTAL EXEMPTION VALUE | HX HB | 35,576 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 93,988 |
| NCON VALUE | | 208 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 84,161 |

SHED NO VALUE

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R1313638 | REPAIR/RRF | 6,300 | 10/01/2013 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2109/0291 | 12/30/2016 | QC | U | I | 11 | 100 |
| GRANTOR: HENRY VIOLA ET AL | | | | | | |
| GRANTEE: HENRY VIOLA ET AL | | | | | | |
| 0563/0829 | 2/20/1989 | WD | U | I | 18 | 100 |
| GRANTOR: HENRY VIOLA | | | | | | |
| GRANTEE: HENRY VIOLA L/E | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-32,8] S20 E32 N20 U0L24.1 D0L7.11 $
FSP=[YR=1996;ORIG=-32,28] S12 E20 N12 W20 $
FSP=[YR=1996;ORIG=-12,0] W12 S8 E12 N8 $
UST=[YR=1996;ORIG=0,0] W12 S8 E12 N8 $
UST=[YR=2023;ORIG=-24,8] W8 N8 E8 S8 $
.

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000115 | C | SFR ACRES | 100 | 0005 | RM | 0.00 | 0.00 | 1.01 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,350 | | | | | | | |

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.01 Total Land Value: 35,350 Market: 0 Agricultural: 0 Common: 35,350 PRINTED 08/02/2023 BY SYS