IN OR 6 PG 461
ESMTS IN OR 640/177 & 178
1/5 HX INT

BROOKS MYRTLE H EST
C/O GERTRUDE BROOKS, P O BOX 452
CALLAHAN, FL 32011-0452

**2023**

**51-2N-25-0000-0052-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 1 100 |
| 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 | 02 | Quality Level 02 |

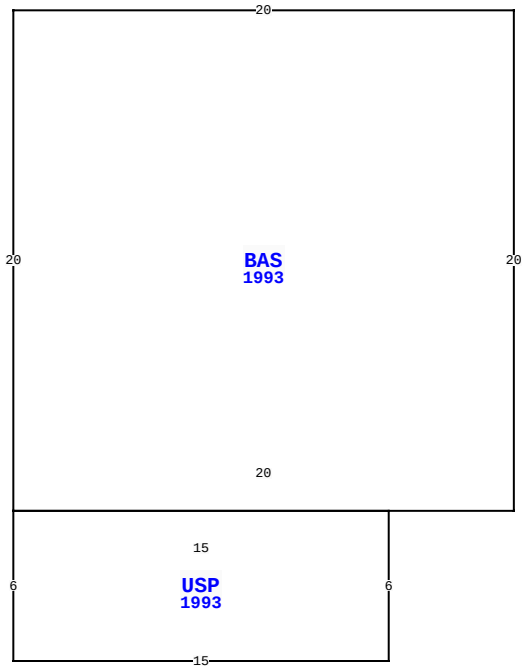
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8026.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 400 | 100 | 400 | 16,598 |
| USP | 90 | 30 | 27 | 1,121 |
| TOTALS | 490 | | 427 | 17,718 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 427 | 91.9600 | 82.99 | 35,437 | 1960 | 1960 | 0 | 0 | 0 | 50.00 | 50.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 400 HX Base Yr




618620 DR MARTIN LUTHER KING JR AVE, CALLAHAN

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 17,718 |
| TOTAL MARKET OB/XF VALUE | 208 |
| TOTAL LAND VALUE - MARKET | 8,750 |
| TOTAL MARKET VALUE | 26,676 |
| SOH/AGL Deduction | 4,231 |
| ASSESSED VALUE | 22,445 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 22,445 |
| TOTAL JUST VALUE | 26,676 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 23,515 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E951730 | CHNGE SRVC | 0 | 03/03/1995 |
| P94792 | NEW CONSTR | 0 | 12/01/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W20 S20 USP=[YR=1993] S6 E15 N6 W15$ E20 N20$.

## 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 | 1242 | WD DECK A | 0 | 0 | 26 | 4 | 104.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 208 | |

## LAND DESCRIPTION

TOTAL OB/XF 208

| 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 | 000100 | C | SFR | 0 | 0005 | RM | 0.00 | 0.00 | 0.25 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 8,750 | | | | | | | |

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.25 Total Land Value: 8,750 Market: 0 Agricultural: 0 Common: 8,750 PRINTED 08/02/2023 BY SYS