LOT 26
PT OR 1838/1805
J P PAGE SUB PB 3/20

PATRICK ADRIAN LEE III
PO BOX 813
CALLAHAN, FL 32011

**2023**

**51-2N-25-4170-0026-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | AL SIDING 70 |
| Exterior Wall | 08 | WD ON PLY 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |

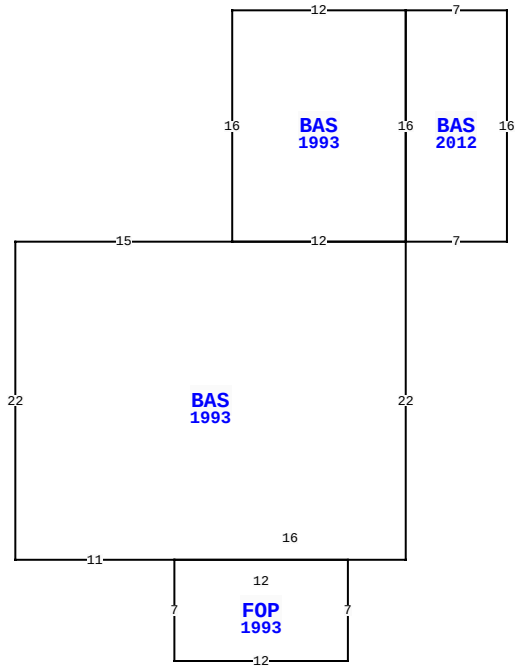
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8019.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 192 | 100 | 192 | 10,747 |
| BAS | 594 | 100 | 594 | 33,250 |
| BAS | 112 | 100 | 112 | 6,269 |
| FOP | 84 | 30 | 25 | 1,400 |
| TOTALS | 982 | | 923 | 51,667 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 923 | 92.9232 | 83.86 | 77,403 | 1960 | 1970 | 0 | 0 | 5 | 28.25 | 66.75 |

1 SINGLE FAM – 0% - 0 Heated Area: 898 HX Base Yr




45042 EVELYN ST, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | 03/21/2007 KW | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 51,667 |
| TOTAL MARKET OB/XF VALUE | 2,302 |
| TOTAL LAND VALUE - MARKET | 10,000 |
| TOTAL MARKET VALUE | 63,969 |
| SOH/AGL Deduction | 4,142 |
| ASSESSED VALUE | 59,827 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 59,827 |
| TOTAL JUST VALUE | 63,969 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 54,388 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1838/1805 | 2/05/2013 | QC | U | I | 11 | 100 |
| GRANTOR: WOMAC WARREN THOMAS | | | | | | |
| GRANTEE: PATRICK ADRIAN LEE | | | | | | |
| 1463/1866 | 12/07/2006 | WD | U | I | 06 | 7,000 |
| GRANTOR: BRADDOCK EVERETT L & | | | | | | |
| GRANTEE: WOMACK WARREN | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2012] W7 BAS=[YR=1993] W12 S16 BAS=[YR=1993] W15 S22 E11 FOP=[YR=1993] S7 E12 N7 W12$ E16 N22 W12$ E12 N16$ S16 E7 N16$. .

### 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 | 0510 | GARAGE WD- | 0 | 0 | 10 | 28 | 280.00 | SF | 22.75 | 22.75 | 100 | 1975 | 1975 | 3 | 20 | 1,274 | |
| 2 | 0350 | CARPORT WD | 0 | 0 | 10 | 20 | 200.00 | SF | 9.10 | 9.10 | 100 | 1980 | 1980 | 3 | 20 | 364 | |
| 3 | 0940 | SHEDS/PORT | 0 | 0 | 10 | 8 | 80.00 | SF | 19.50 | 19.50 | 100 | 1985 | 1985 | 3 | 20 | 312 | |
| 4 | 1242 | WD DECK A | 0 | 0 | 11 | 8 | 88.00 | SF | 10.00 | 10.00 | 100 | 2008 | 2008 | 3 | 40 | 352 | |

### LAND DESCRIPTION

TOTAL OB/XF 2,302

| 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 | 0006 | RM | 0.00 | 0.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 10,000 | | | | | | | |

REVIEW DATE 07/25/2018 BY KBX Total Acres: 0.00 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 08/02/2023 BY SYS