

STEVENSON JUSTIN A & ABIGAIL R
44315 COTTONTAIL TRAIL
CALLAHAN, FL 32011

01-1N-24-0000-0003-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	13	LVT/LAMNT 70		
Interior Floor	11	CLAY TILE 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories		1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 08		
NEIGHBORHOOD/LOC		8001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	117,165
FEP	200	80	160	15,622
FOP	102	30	31	3,027
FOP	110	30	33	3,222
TOTALS	1,612		1,424	139,035

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
1	0940	SHEDS/PORT	0 100	10	12	120.00	SF	13.20	13.20	100	1970	1970	3	20	317	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
3	0810	CONCRETE A	0 100	0	0	320.00	SF	6.50	6.50	100	2004	2004	3	84	1,747	
4	0861	POOL GUNIT	0 100	30	15	450.00	SF	85.00	85.00	100	2002	2002	3	29	11,093	
5	0845	KOOL DECK	0 100	0	0	489.00	SF	7.25	7.25	100	2002	2002	3	82	2,907	
6	0510	GARAGE WD-	0 100	25	24	600.00	SF	35.00	35.00	100	1998	1998	3	26	5,460	
7	0350	CARPORT WD	0 100	24	17	408.00	SF	9.75	9.75	100	1998	1998	3	20	796	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,424	121.9920	115.89	165,027	1989	1989		0		0 15.75	84.25

1 SINGLE FAM - 100% - 2014

Heated Area: 1200

HX Base Yr 2014

The diagram shows a large rectangular building footprint divided into several sections. The top section is split into two parts labeled 'FOP 2006' and 'FEP 2006'. Below this is a larger area labeled 'BAS 1993'. At the bottom center, there is a smaller rectangular area labeled 'FOP 1993'. Dimensions are provided around the perimeter and between internal walls.

NASSAU COUNTY PROPERTY

PAGE 1 of 1

6

VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		139,035	
TOTAL MARKET OB/XF VALUE		24,630	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		323,665	
SOH/AGL Deduction		156,576	
ASSESSED VALUE		167,089	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		117,089	
TOTAL JUST VALUE		323,665	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		318,616	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7060	NEW CONSTR	60,840	03/07/1991
6146	NEW CONSTR	2,000	08/22/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1890/1283	11/15/2013	WD	Q	I	02	174,500	

GRANTOR:SMITH RANDALL K & DON

GRANTEE:STEVENSON JUSTIN A

0573/08146/30/1989WDUV01100

GRANTOR:HIGGINBOTHAM N E

GRANTEE:SMITH RANDALL K & D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 FEP=[YR=2006] N10 W20 FOP=[YR=2006] W11 S10 E11 N10 \$ S10 E20 \$ W31 S31 E12 FOP=[YR=1993] E17 N6 W17 S6 \$ N6 E17 S6 E13 N31 \$.

LAND DESCRIPTION

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
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	160,000							