LOT 4
IN OR 2128/950
SANDY FORD ESTATES PB 6/147

MCDUFFIE JONATHAN W & KRISTEN
34314 CALEB CT
CALLAHAN, FL 32011

2024

01-1N-24-192S-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

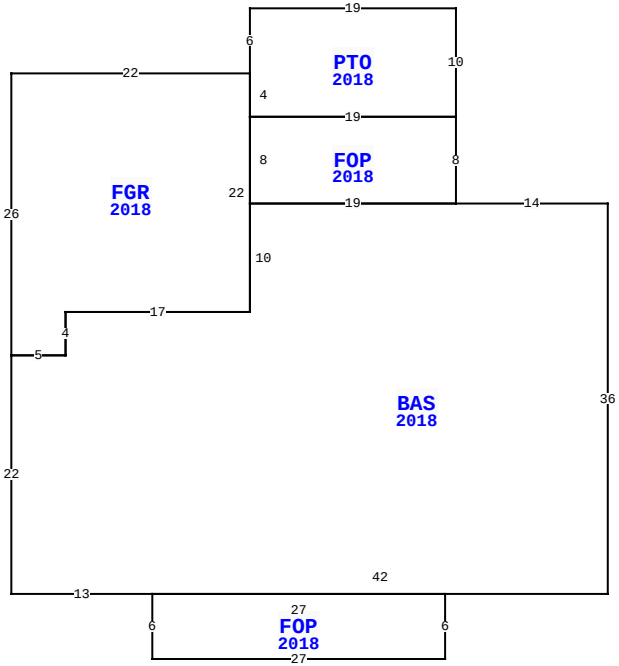
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,740	100	1,740	216,765
FGR	504	55	277	34,508
FOP	152	30	46	5,731
FOP	162	30	49	6,104
PTO	190	5	10	1,246
TOTALS	2,748		2,122	264,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,122	101.6946	127.12	269,749	2018	2018	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2019 Heated Area: 1740 HX Base Yr 2019



34314 CALEB CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		264,354
TOTAL MARKET OB/XF VALUE		5,630
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		299,984
SOH/AGL Deduction		74,154
ASSESSED VALUE		225,830
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		175,830
TOTAL JUST VALUE		299,984
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004108	CO ISSUED	0	04/24/2018
17004167	NEW CONSTR	226,852	07/07/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2128/0950	6/19/2017	WD	Q	V	01	40,000

GRANTOR: HOLLOWAY CECIL R JR
GRANTEE: MCDUFFIE JONATHAN W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 FOP=[YR=2018] N8 PTO=[YR=2018] N10 W19 S6 FGR=[YR=2018] W22 S26 E5 N4 E17 N22$ S4 E19$ W19 S8 E19$ W19 S10 W17 S4 W5 S22 E13 FOP=[YR=2018] S6 E27 N6 W27$ E42 N36$.

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	0812	CONCRETE C	0	100	0	0	1,451.00	SF	4.00	4.00	100	2018	2018	3	97	5,630	

LAND DESCRIPTION

TOTAL OB/XF 5,630

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	100		OR	249.00	263.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS