PT OF LOT 1365
IN OR 677 PG 415
PT ABNDED R/W RESOL #2002-135

WILSON C LOUISE
34011 FROITZHEIM STREET
CALLAHAN, FL 32011

2024

02-1N-24-2180-1365-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

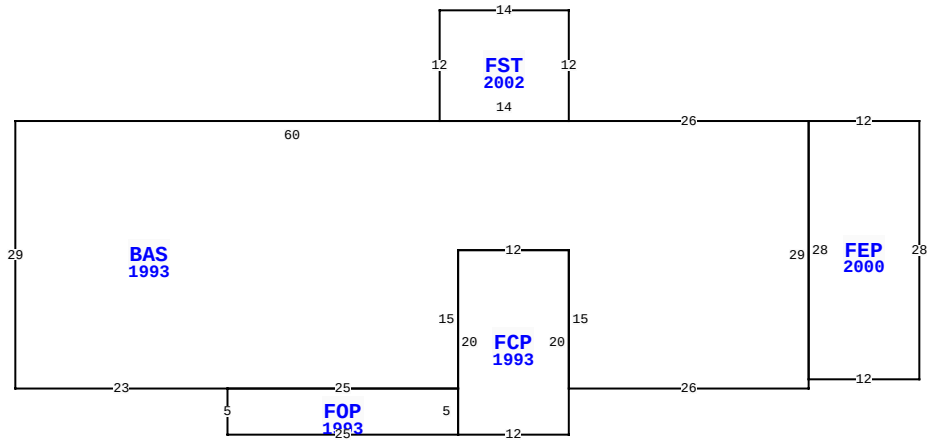
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	11	BD/BTN AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,314	100	2,314	169,579
FCP	240	25	60	4,397
FEP	336	80	269	19,714
FOP	125	30	38	2,785
FST	168	55	92	6,742
TOTALS	3,183		2,773	203,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,773	103.6800	98.50	273,140	1975	1983	0	0	0	25.60	74.40

1 SINGLE FAM – 0% - 0 Heated Area: 2314 HX Base Yr



34011 FROITZHEIM ST, CALLAHAN

BLD DATE	01/07/2008 JH	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	257,911
TOTAL MARKET OB/XF VALUE	14,808
TOTAL LAND VALUE - MARKET	129,760
TOTAL MARKET VALUE	335,117
SOH/AGL Deduction	49,398
ASSESSED VALUE	285,719
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	285,719
TOTAL JUST VALUE	402,479
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	391,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93055	NEW CONSTR	4,327	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0677/0415	3/19/1993	QC	U	I	01	100

GRANTOR: JOHNSON CLEMENTINE

GRANTEE: JOHNSON & WILSON

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2000] W12 BAS=[YR=1993] W26 FST=[YR=2002] N12 W14 S12 E14$ W60 S29 E23 FOP=[YR=1993] S5 E25 FCP=[YR=1993] E12 N20 W12 S20$ N5 W25$ E25 N15 E12 S15 E26 N29$ S28 E12 N28$.

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	0350	CARPORT WD	0	0	60	20	1,200.00	SF	13.00	13.00	100	1980	1980	3	20	3,120	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2007	2007	3	100	6,000	
3	0811	CONCRETE B	0	0	0	0	1,024.00	SF	5.20	5.20	100	1994	1994	3	68	3,621	
4	0803	ASPHALT C	0	0	0	0	2,885.00	SF	1.00	1.00	100	2002	2002	3	50	1,443	
5	1242	WD DECK A	0	0	0	0	330.00	SF	7.00	7.00	100	2006	2006	3	27	624	

LAND DESCRIPTION

TOTAL OB/XF 14,808

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	005000	C	RURAL HOME	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
2	006910	A	NURS-RET	0		OR	0.00	0.00	4.36	AC		1.00	1.00	1.00	550.00	550.00	2,398							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	4.36	AC		1.00	1.00	1.00	16,000.00	16,000.00	69,760							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 6.36 Total Land Value: 62,398 Market: 69,760 Agricultural: 2,398 Common: 60,000 PRINTED 08/06/2024 BY SYS

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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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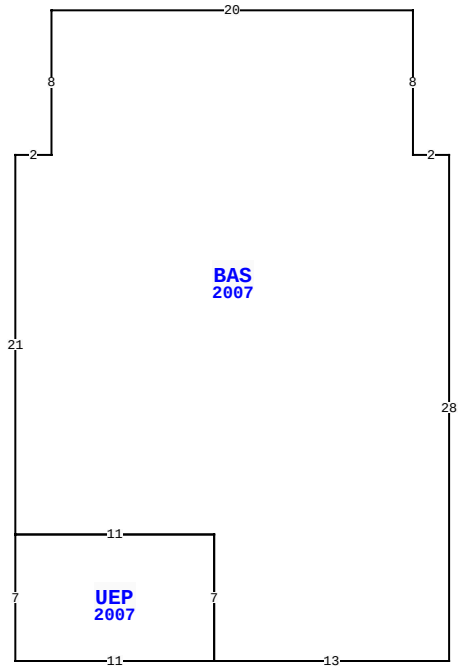
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	755	100	755	51,554
UEP	77	60	46	3,141
TOTALS	832		801	54,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	801	108.9000	103.46	82,871	1941	1970	0	0	0	34.00	66.00

2 SINGLE FAM – 0% - 0 Heated Area: 755 HX Base Yr



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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0677/0415	3/19/1993	QC	U	I	01	100

GRANTOR: JOHNSON CLEMENTINE

GRANTEE: JOHNSON & WILSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W20S8W2S21UEP=[YR=2007] S7
E11N7W11$E11S7E13N28W2N8$.

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

REVIEW DATE 01/14/2021 BY WWA Total Acres: 6.36 Total Land Value: 62,398 Market: 69,760 Agricultural: 2,398 Common: 60,000 PRINTED 08/06/2024 BY SYS