PT OF LOT 1371 (S-2)
IN OR 1279/1322
ESMT OR 698/462

BRICKEL DAVID G & CYNTHIA L
96261 FREEMAN RD
YULEE, FL 32097

2024

02-1N-24-2180-1371-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	08	SHT VINYL 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

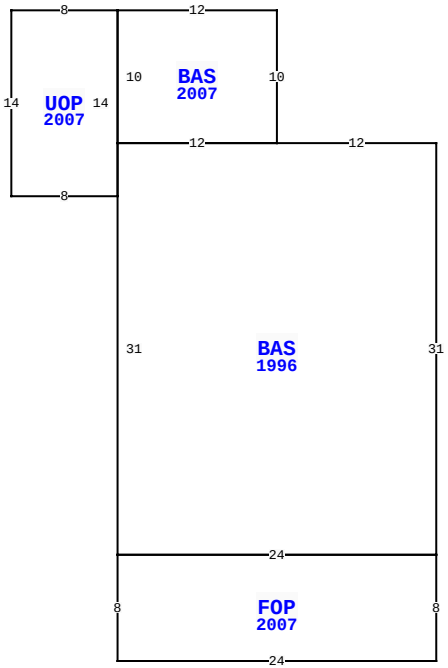
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100	744	56,705
BAS	120	100	120	9,146
FOP	192	30	58	4,420
UOP	112	20	22	1,677
TOTALS	1,168		944	71,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	944	111.2400	105.68	99,762	1950	1980	0	0	0	27.88	72.12

1 SINGLE FAM – 0% - 0 Heated Area: 864 HX Base Yr



34111 OLD BALDWIN RD, CALLAHAN

BLD DATE	10/09/2013	KK	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	71,948
TOTAL MARKET OB/XF VALUE	17,938
TOTAL LAND VALUE - MARKET	67,440
TOTAL MARKET VALUE	157,326
SOH/AGL Deduction	26,187
ASSESSED VALUE	131,139
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	131,139
TOTAL JUST VALUE	157,326
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	155,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/1322	12/09/2004	WD	Q	I		32,000
GRANTOR: SAWGLE CURTIS A						
GRANTEE: BRICKEL DAVID G & C						
1279/1320	12/09/2004	QC	U	I	07	100
GRANTOR: SAWGLE CURTIS A & GEO						
GRANTEE: SAWGLE CURTIS A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W12BAS=[YR=2007] N10W12 UOP=[YR=2007] W8S14E8N14$S10E 12$W12 S31 FOP=[YR=2007] S8 E24 N8 W24$ E24 N31$.

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	0681	POLE SHED	0	0	21	11	231.00	SF	11.25	11.25	100	2007	2007	3	48	1,247	
2	0940	SHEDS/PORT	0	0	10	5	50.00	SF	22.50	22.50	100	2007	2007	3	31	349	
3	0681	POLE SHED	0	0	42	20	840.00	SF	15.00	15.00	100	2007	2007	3	48	6,048	
4	0820	WOOD WALK	0	0	12	3	36.00	SF	11.75	11.75	100	2007	2007	3	40	169	
5	0681	POLE SHED	0	0	0	0	750.00	SF	15.00	15.00	100	2019	2019	3	90	10,125	

LAND DESCRIPTION

TOTAL OB/XF 17,938

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	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	2.81	AC		1.00	1.00	0.80	30,000.00	24,000.00	67,440							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 2.81 Total Land Value: 67,440 Market: 0 Agricultural: 0 Common: 67,440 PRINTED 08/06/2024 BY SYS