PT OF SEC 2-2N-24E
IN OR 2564/1851
(EX OR 2370/771)

WALDSCHMIDT HANS/
PO BOX 293
CALLAHAN, FL 32011

2024

02-2N-24-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

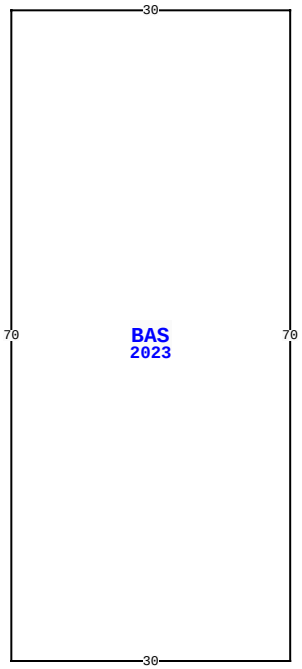
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100	2,100	40,998
TOTALS	2,100		2,100	40,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,100	56.3500	19.72	41,412	2023	2023	0	0	0	1.00	99.00

1 GARAGE RES – 0% - 2024 Heated Area: 2100 HX Base Yr



DYAL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/14/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	40,998
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	150,998
SOH/AGL Deduction	0
ASSESSED VALUE	150,998
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	150,998
TOTAL JUST VALUE	150,998
NCON VALUE	40,998
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240002576	PRIVATE PROVIDER	327,614	03/05/2024
23002161	GARAGE	139,608	02/17/2023
23001018	NEW CONSTR	327,614	01/24/2023
MH971888	MH MOVE-ON	0	01/08/1997
8728	MH MOVE-ON	2,000	11/04/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	5/23/2022	CN	Q	V	02	149,000
GRANTOR: BENNETTS PROPERTY SER						
GRANTEE: WALDSCHMIDT HANS						
2467/0568	6/03/2021	WD	U	V	11	100
GRANTOR: SILCOX MELISSA						
GRANTEE: BENNETTS PROPERTY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,-16] E30 S70 W30 N70 $
.

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
1	000115	C	SFR ACRES	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.10	25,000.00	27,500.00	110,000							

REVIEW DATE 04/29/2024 BY WW Total Acres: 4.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS