PARCELS 1-10 & 1-11
IN OR 1715/1853

REICHARD PHILLIP J JR & SUSAN
36211 LD FARMS LANE
CALLAHAN, FL 32011

2024

02-2N-24-0000-0001-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

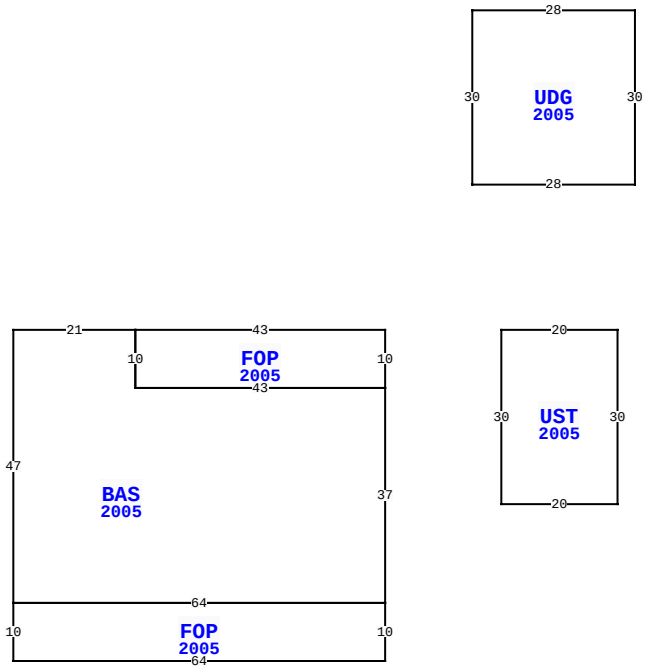
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,578	100	2,578	306,309
FOP	430	30	129	15,327
FOP	640	30	192	22,813
UDG	840	55	462	54,893
UST	600	45	270	32,080
TOTALS	5,088		3,631	431,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,631	109.8900	137.36	498,754	2005	2005	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2011 Heated Area: 2578 HX Base Yr 2011



36211 LD FARMS, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		431,422
TOTAL MARKET OB/XF VALUE		6,643
TOTAL LAND VALUE - MARKET		229,200
TOTAL MARKET VALUE		667,265
SOH/AGL Deduction		394,432
ASSESSED VALUE		272,833
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		222,833
TOTAL JUST VALUE		667,265
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		649,318

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210320	NEW CONSTR	38,808	10/01/2002
C0210319	CO ISSUED	175,356	07/01/2002
B0210319	NEW CONSTR	175,356	07/01/2002
B029958	XFOB	0	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1715/1853	12/14/2010	WD	U	I	11	226,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: REICHARD PHILLIP J						
1694/1180	8/17/2010	WD	U	I	11	100
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W43 BAS=[YR=2005] W21 S47 FOP=[YR=2005] S10 E64 N10 W64$ E64 N37 W43 N10$ S10 E43 N10$ PTR= E15 N25 UDG=[YR=2005] N30 E28 S30 W28$ S25 W15$ PTR=E20 UST=[YR=2005] E20 S30 W20 N30$ W20$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	89	1,780	
2	0810	CONCRETE A	0	100	30	29	870.00	SF	6.50	6.50	100	2005	2005	3	86	4,863	

LAND DESCRIPTION

TOTAL OB/XF 6,643

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	100	0007	OR	0.00	0.00	15.28	AC		1.00	1.00	1.00	15,000.00	15,000.00	229,200							

REVIEW DATE 07/22/2021 BY TWA Total Acres: 15.28 Total Land Value: 229,200 Market: 0 Agricultural: 0 Common: 229,200 PRINTED 08/06/2024 BY SYS