IN OR 2228/777
EX R/W IN OR 261/694
ESMT OR 287/77

EIRAS JOHN M
55199 PACETTI RD
CALLAHAN, FL 32011

2024

03-1N-25-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

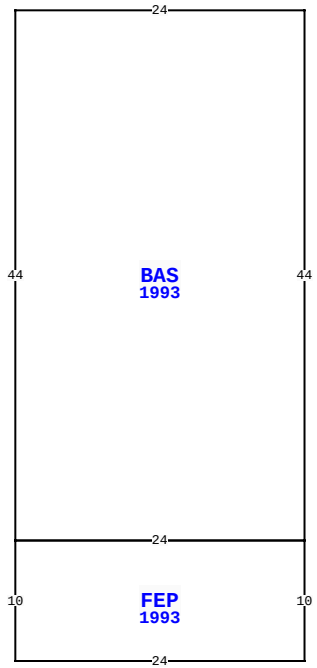
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	92,254
FEP	240	80	192	16,773
TOTALS	1,296		1,248	109,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,248	121.0000	114.95	143,458	1970	1975	0	0	0	24.00	76.00

1 SINGLE FAM – 0% - 0 Heated Area: 1056 HX Base Yr



54083 CHURCH RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	122,270
TOTAL MARKET OB/XF VALUE	4,983
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	162,253
SOH/AGL Deduction	6,647
ASSESSED VALUE	155,606
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	155,606
TOTAL JUST VALUE	162,253
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	157,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2228/0777	10/03/2018	WD	U	I	37	66,700
GRANTOR: LEWIS RAYMOND EARL						
GRANTEE: EIRAS JOHN M						
1215/0538	3/15/2004	WD	U	I	24	70,000
GRANTOR: JONES WALTER B & MARG						
GRANTEE: LEWIS RAYMOND EARL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S44 FEP=[YR=1993] S10 E24 N10 W24 $ E24 N44 $.

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	24	12	288.00	SF	13.00	13.00	100	1980	1980	3	20	749	
2	0940	SHEDS/PORT	0	0	12	8	96.00	SF	33.00	33.00	100	1980	1980	3	20	634	
3	0811	CONCRETE B	0	0	60	10	600.00	SF	2.60	2.60	100	1983	1983	3	41	640	
4	0812	CONCRETE C	0	0	0	0	1,358.00	SF	4.00	4.00	100	1988	1988	3	54.5	2,960	

LAND DESCRIPTION

TOTAL OB/XF 4,983

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	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/17/2021 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

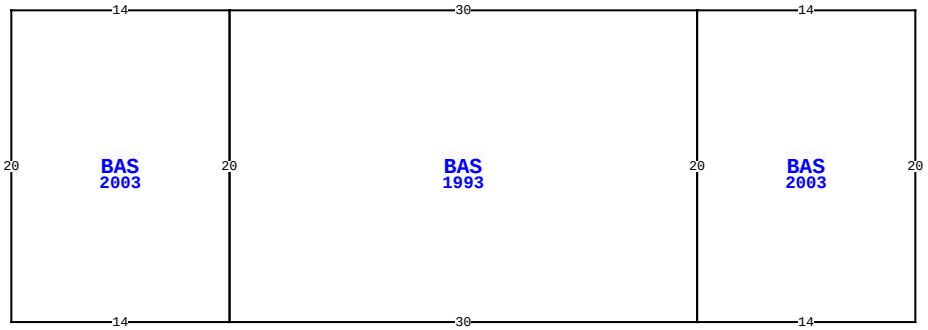
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	6,849
BAS	280	100	280	3,196
BAS	280	100	280	3,196
TOTALS	1,160		1,160	13,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	06	1,160	65.2344	22.83	26,483	1983	1985	0	0	0	50.00	50.00

2 GARAGE RES – 0% - 0 Heated Area: 1160 HX Base Yr



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PREVIOUS YEAR MKT VALUE	157,663

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GRANTEE: EIRAS JOHN M						
1215/0538	3/15/2004	WD	U	I	24	70,000
GRANTOR: JONES WALTER B & MARG						
GRANTEE: LEWIS RAYMOND EARL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 BAS=[YR=1993] W30 BAS=[YR=2003] W14 S20 E14 N20$ S20 E30 N20$ S20 E14 N20$.

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 06/17/2021 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS