LOT 37
GREENE TERRACE PBK 8/82

JUNG DANIEL SCOTT & EMILY C
53812 HONEYSUCKLE LN
CALLAHAN, FL 32011

2024

03-1N-25-0615-0037-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

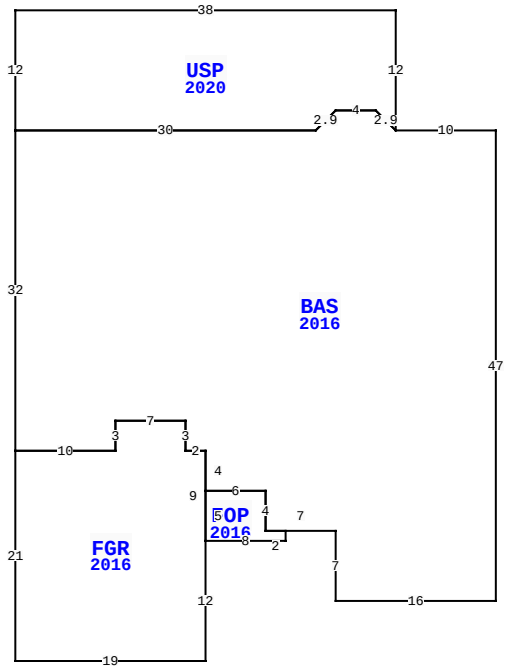
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8124.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,847	100	1,847	237,969
FGR	420	55	231	29,762
FOP	32	30	10	1,289
USP	444	30	133	17,136
TOTALS	2,743		2,221	286,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,221	108.7800	135.98	302,012	2016	2016	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2021 Heated Area: 1847 HX Base Yr 2021



53812 HONEYSUCKLE LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		286,156
TOTAL MARKET OB/XF VALUE		12,573
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		358,729
SOH/AGL Deduction		92,295
ASSESSED VALUE		266,434
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		216,434
TOTAL JUST VALUE		358,729
NCON VALUE		18,612
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002328	MTL 30*40	77,028	02/27/2024
B1531273	CO ISSUED	0	02/19/2016
B1531273	NEW CONSTR	217,071	10/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2413/1565	12/04/2020	WD	Q	I	02	315,000
GRANTOR: GRAY JASON M & REBECC						
GRANTEE: JUNG DANIEL SCOTT &						
2039/0698	4/11/2016	WD	Q	I	01	221,000
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: GRAY JASON M & REBE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=0,0] W10 U2L2 W4 D2L2 W30 S32 E10 N3 E7 S3 E2 S4 E6 S4 E7 S7 E16 N47 $
USP=[YR=2020;ORIG=-10,0] N12 W38 S12 E30 U2R2 E4 D2R2 $
FGR=[YR=2016;ORIG=-48,32] S21 E19 N12 N9 W2 N3 W7 S3 W10 $
FOP=[YR=2016;ORIG=-29,41] E8 N1 W2 N4 W6 S5 $
.

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	0811	CONCRETE B	0	100	0	0	1,655.00	SF	5.20	5.20	100	2016	2016	3	96	8,262	
2	0810	CONCRETE A	0	100	0	0	670.00	SF	6.50	6.50	100	2024	2020		99	4,311	

LAND DESCRIPTION

TOTAL OB/XF 12,573

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	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 04/17/2024 BY TW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS