LOT 39
GREENE TERRACE PBK 8/82

MURRAY DANIEL T & KATHERINE DAWN
53870 HONEYSUCKLE LN
CALLAHAN, FL 32011

2024

03-1N-25-0615-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

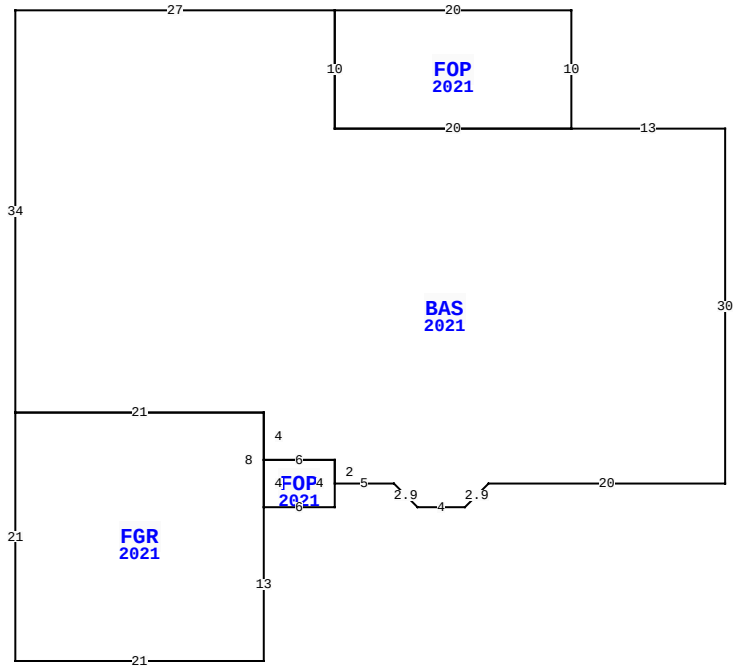
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,944	100	1,944	256,627
FGR	441	55	243	32,078
FOP	24	30	7	924
FOP	200	30	60	7,920
TOTALS	2,609		2,254	297,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,254	107.2120	134.02	302,081	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2024 Heated Area: 1944 HX Base Yr 2024



53870 HONEYSUCKLE LN, 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		297,550
TOTAL MARKET OB/XF VALUE		5,615
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		363,165
SOH/AGL Deduction		0
ASSESSED VALUE		363,165
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		313,165
TOTAL JUST VALUE		363,165
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003539	CO ISSUED	0	11/22/2021
21003539	NEW CONSTR	265,260	03/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2445/0187	3/22/2021	WD	Q	V	01	46,500
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: MURRAY DANIEL T & K						
2262/1966	2/27/2019	SW	U	V	30	744,000
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: KEN GREEN CONTRACTO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W13 FOP=[YR=2021] N10 W20 S10 E20$ W20 N10 W27 S34 FGR=[YR=2021] S21 E21 N13 FOP=[YR=2021] E6 N4 W6 S4$ N8 W21$ E21 S4 E6 S2 E5 D2 R2 E4 U2 R2 E20 N30$.

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	0812	CONCRETE C	0	100	0	0	1,418.00	SF	4.00	4.00	100	2021	2021	3	99	5,615	

LAND DESCRIPTION

TOTAL OB/XF 5,615

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 07/23/2021 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS