PT NE1/4 OF SEC 3-2N-24E
IN OR 1883/990

RUSSELL KAREN SUSANNE LAYDEN & FREDERICK N
36814 ELLIOTT RD
CALLAHAN, FL 32011

2024

03-2N-24-0000-0002-0090

BUILDING CHARACTERISTICS

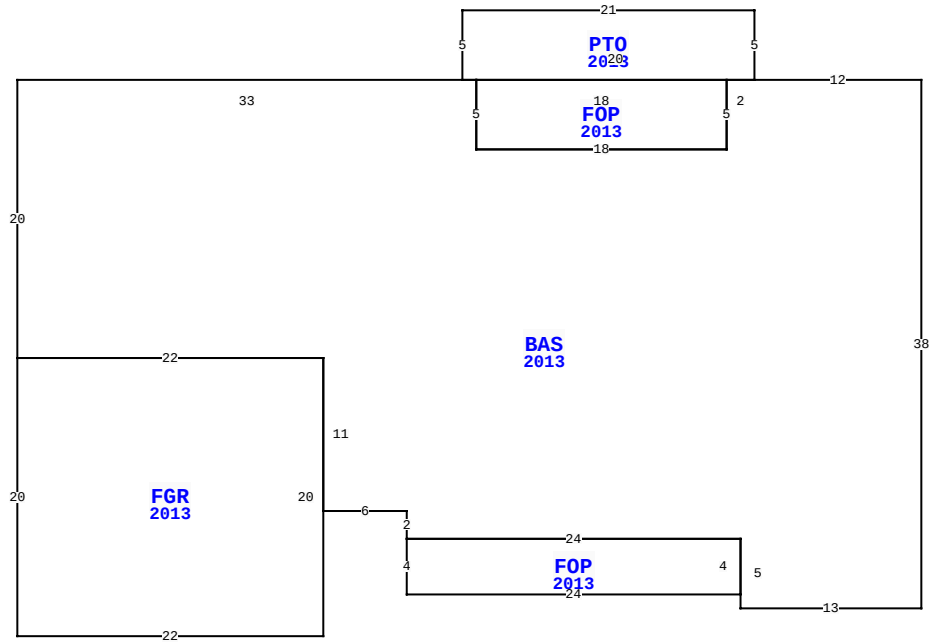
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,822	100	1,822	202,529
FGR	440	55	242	26,900
FOP	90	30	27	3,002
FOP	96	30	29	3,224
PTO	105	5	5	556
TOTALS	2,553		2,125	236,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,125	96.1380	120.17	255,361	2013	2013	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2014 Heated Area: 1822 HX Base Yr 2014



36814 ELLIOTT RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		236,209
TOTAL MARKET OB/XF VALUE		7,276
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		273,485
SOH/AGL Deduction		133,264
ASSESSED VALUE		140,221
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		90,221
TOTAL JUST VALUE		273,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1318609	H/AC	0	08/01/2013
B27391	NEW CONSTR	0	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1883/0990	10/02/2013	QC	U	I	11	83,400
GRANTOR: RUSSELL KAREN SUSANNE						
GRANTEE: RUSSELL KAREN SUSAN						
1853/0490	4/26/2013	QC	U	I	11	100
GRANTOR: LAYDEN WILLIAM E & VE						
GRANTEE: RUSSELL KAREN SUSAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W12 PTO=[YR=2013] N5W21 S5 E1 FOP=[YR=2013] S5 E18 N5 W18$ E20 $ W2 S5 W18 N5 W33 S20 FGR=[YR=2013] S20 E22 N20 W22$ E22 S11 E6 S2 FOP=[YR=2013] S4 E24 N4 W24$ E24 S5 E13 N38$.

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	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2000	2000	3	28	3,920	
2	0810	CONCRETE A	0	100	20	4	80.00	SF	6.50	6.50	100	2000	2000	3	79	411	
3	0810	CONCRETE A	0	100	0	0	482.00	SF	6.50	6.50	100	2013	2013	3	94	2,945	

LAND DESCRIPTION

TOTAL OB/XF 7,276

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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS