PT E1/2 PAR'S 1-17 & 1-18
IN OR 2207/935

COLLIER KARA L
56585 DAVIS ROAD
CALLAHAN, FL 32011

2024

03-2N-25-0000-0001-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

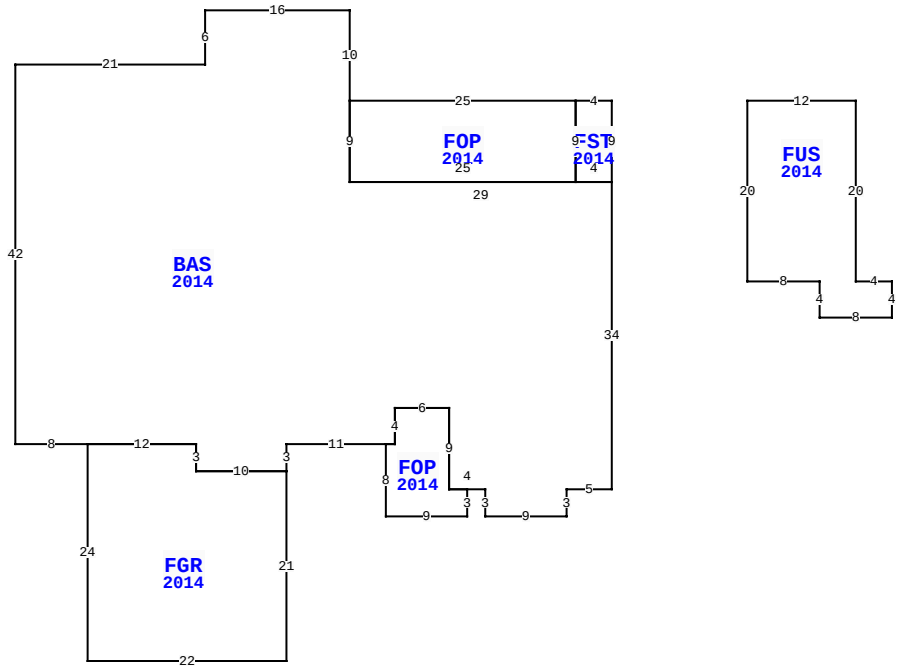
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,614	100	2,614	312,909
FGR	498	55	274	32,799
FOP	86	30	26	3,113
FOP	225	30	68	8,140
FST	36	55	20	2,394
FUS	272	100	272	32,560
TOTALS	3,731		3,274	391,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,274	102.6950	128.37	420,283	2014	2014	0	0	0	6.75	93.25

1 SNGL FAM – 100% - 2024 Heated Area: 2886 HX Base Yr 2024



56585 DAVIS RD, CALLAHAN

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		391,914
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		355,000
TOTAL MARKET VALUE		447,114
SOH/AGL Deduction		0
ASSESSED VALUE		447,114
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		392,114
TOTAL JUST VALUE		746,914
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		730,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428588	CO ISSUED	0	09/18/2014
B1428588	NEW CONSTR	343,431	05/01/2014
B1327852	XFOB	0	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2207/0935	6/29/2018	PR	U	I	19	100
GRANTOR: COLLIER KARA L PR OF						
GRANTEE: COLLIER KARA L						
1804/0133	7/24/2012	WD	Q	V	01	357,500
GRANTOR: G & H LAND & TIMBER D						
GRANTEE: BECKER MARVIN ROY						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2014] W4 FOP=[YR=2014] W25 BAS=[YR=2014] N10 W16 S6 W21 S42 E8 FGR=[YR=2014] S24 E22 N21 W10 N3 W12 $ E12 S3 E10 N3 E11 FOP=[YR=2014] S8 E9 N3 W2 N9 W6 S4 W1$ E1 N4 E6 S9 E4 S3 E9 N3 E5 N34 W29 N9$ S9 E25 N9$ S9 E4 N9$ PTR=E15 FUS=[YR=2014] E12 S20 E4 S4 W8 N4 W8 N20 $ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	006005	A	PAST/GRAZE	0		OR	0.00	0.00	40.00	AC		1.00	1.00	1.00	370.00	370.00	14,800							
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	24.00	AC		1.00	1.00	1.00	225.00	225.00	5,400							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	64.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	320,000							

REVIEW DATE 07/08/2020 BY KBA Total Acres: 65.00 Total Land Value: 55,200 Market: 320,000 Agricultural: 20,200 Common: 35,000 PRINTED 08/06/2024 BY SYS