IN OR 2271/1332
ESMT OR 1894/768,OR 2571-1050

CARTER BRITTNY & CHRISTOPHER
56223 DAVIS RD
CALLAHAN, FL 32011

2024

03-2N-25-0000-0001-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

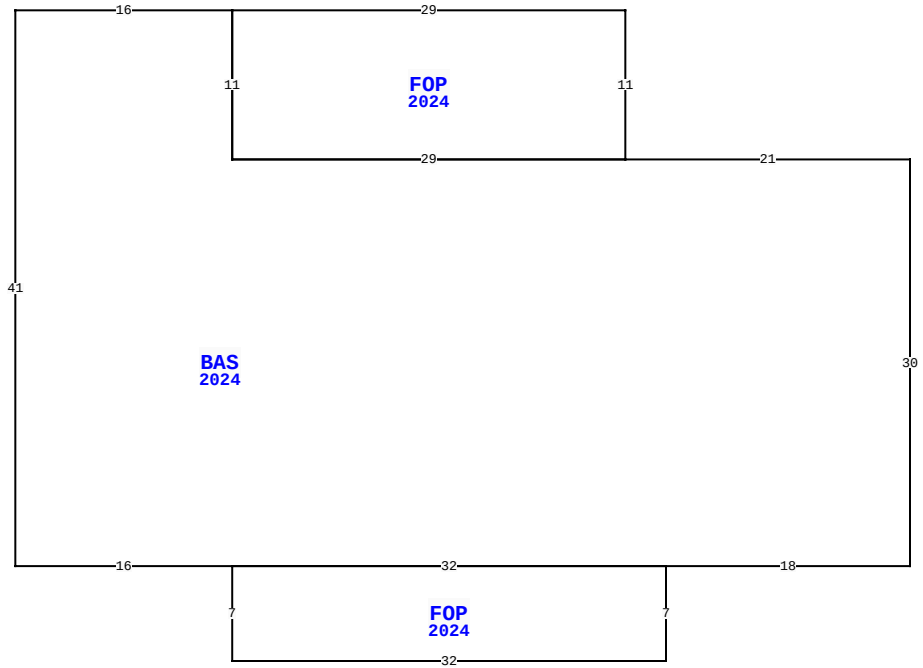
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,156	100	2,156	345,456
FOP	224	30	67	10,735
FOP	319	30	96	15,382
TOTALS	2,699		2,319	371,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,319	106.8200	160.23	371,573	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 2156 HX Base Yr 2024



56223 DAVIS RD, CALLAHAN

BLD DATE		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		371,573
TOTAL MARKET OB/XF VALUE		27,586
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		479,159
SOH/AGL Deduction		0
ASSESSED VALUE		479,159
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		429,159
TOTAL JUST VALUE		479,159
NCON VALUE		377,453
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22-12091	CO		04/21/2023
22012091	NEW CONSTR	342,590	08/08/2022
20007605	XFOB	34,776	08/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2271/1332	5/01/2019	WD	Q	V	01	85,000
GRANTOR: RUSSELL PREMIER PROPE						
GRANTEE: CARTER BRITTNY L W						
2241/1267	12/06/2018	WD	Q	V	01	40,000
GRANTOR: POPE TYLER O						
GRANTEE: RUSSELL PREMIER PRO						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2024;ORIG=40,10] E29 S11 W29 N11 $
FOP=[YR=2024;ORIG=40,51] E32 S7 W32 N7 $
BAS=[YR=2024;ORIG=24,10] E16 S11 E29 E21 S30 W18 W32 W16 N41 $
.

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	0201	BARN WD 10	0	100	28	48	1,344.00	SF	17.00	17.00	100	2021	2021	3	95	21,706	
2	0681	POLE SHED	0	100	28	14	392.00	SF	15.00	15.00	100	2024	2023		100	5,880	

LAND DESCRIPTION

TOTAL OB/XF 27,586

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	000115	C	SFR ACRES	100		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000							

REVIEW DATE 03/07/2023 BY DJA Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS