LOT 1
IN OR 2129/125
WILLOW FARMS SUB PB 8/59

HESS ROBERT WILEY JR
56201 DAVIS ROAD
CALLAHAN, FL 32011

2024

03-2N-25-2330-0001-0000

BUILDING CHARACTERISTICS

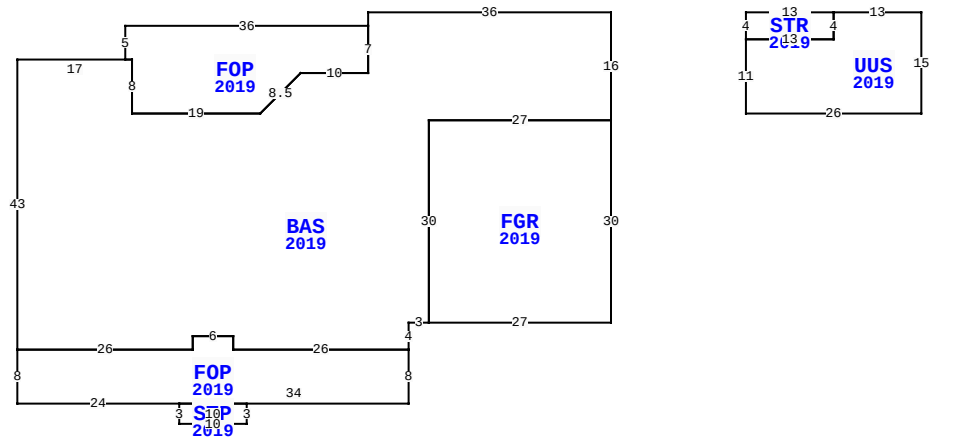
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	8020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,892	100	2,892	340,493
FGR	810	55	446	52,510
FOP	382	30	115	13,540
FOP	476	30	143	16,836
STP	30	10	3	353
STR	52	10	5	589
UUS	338	50	169	19,898
TOTALS	4,980		3,773	444,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,773	95.6745	119.59	451,213	2019	2019	0	0	0	1.55	98.45

1 SNGL FAM – 100% - 2020 Heated Area: 2892 HX Base Yr 2020



56201 DAVIS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 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		481,904
TOTAL MARKET OB/XF VALUE		13,947
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		575,851
SOH/AGL Deduction		197,475
ASSESSED VALUE		378,376
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		328,376
TOTAL JUST VALUE		575,851
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		533,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003452	GARAGE	95,140	03/22/2021
19012269	CO ISSUED	0	11/27/2019
18003207	NEW CONSTR	400,990	05/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2129/0125	6/23/2017	WD	Q	V	01	69,900
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: HESS ROBERT WILEY J						
2122/0752	5/25/2017	WD	U	V	37	40,000
GRANTOR: LUNDY JIMMY L SR						
GRANTEE: G&H LAND & TIMBER I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W36 S2 FOP=[YR=2019] W36 S5 E1 S8 E19 U6 R6 E10 N7$ S7 W10 D6 L6 W19 N8 W17 S43 FOP=[YR=2019] S8 E24 STP=[YR=2019] S3 E10 N3 W10$ E34 N8 W26 N2 W6 S2 W26$ E26 N2 E6 S2 E26 N4 E3 FGR=[YR=2019] E27 N30 W27 S30$ N30 E27 N16$ PTR= E20 STR=[YR=2019] E13 UUS=[YR=2019] E13 S15 W26 N11 E13 N4$ S4 W13 N4$ W20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	
2	0812	CONCRETE C	0	100	0	0	1,082.00	SF	4.00	4.00	100	2019	2019	3	98	4,241	
3	0812	CONCRETE C	0	100	0	0	1,576.00	SF	4.00	4.00	100	2021	2021	3	99	6,241	

LAND DESCRIPTION

TOTAL OB/XF 13,947

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	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS

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2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

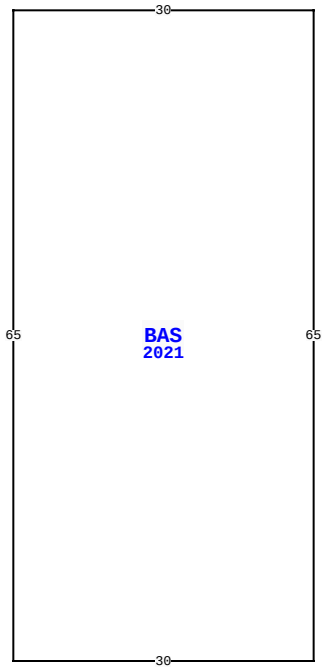
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,950	100	1,950	37,685
TOTALS	1,950		1,950	37,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,950	56.3500	19.72	38,454	2021	2021	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2020 Heated Area: 1950 HX Base Yr 2020



56201 DAVIS RD, CALLAHAN

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GRANTOR: LUNDY JIMMY L SR						
GRANTEE: G&H LAND & TIMBER I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 S65 E30 N65$.

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

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