LOT 12
IN OR 1109/762
PINEBREEZE ESTATES PB 5/307

TOWNSEND THOMAS DAVID & CONNIE
44002 AQUATIC LANE
CALLAHAN, FL 32011

2024

04-1N-25-279E-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

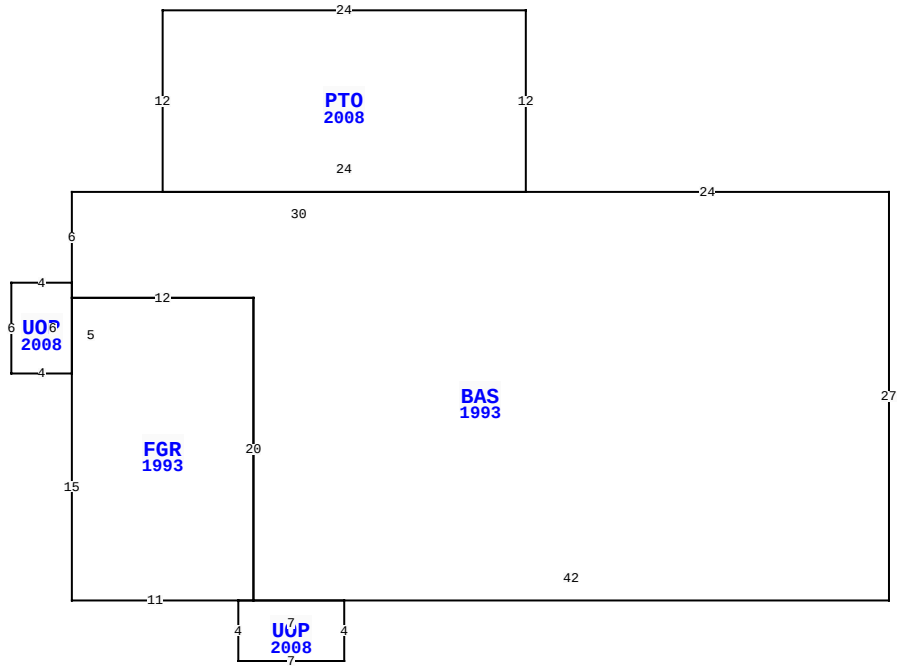
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,218	100	1,218	111,819
FGR	240	55	132	12,118
PTO	288	5	14	1,286
UOP	24	20	5	459
UOP	28	20	6	551
TOTALS	1,798		1,375	126,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,375	113.3600	107.69	148,074	1993	1993	0	0	0	14.75	85.25

1 SINGLE FAM – 100% - 2004 Heated Area: 1218 HX Base Yr 2004



44002 AQUATIC LN, 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		126,233
TOTAL MARKET OB/XF VALUE		3,841
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		210,074
SOH/AGL Deduction		94,215
ASSESSED VALUE		115,859
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		65,859
TOTAL JUST VALUE		210,074
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21422	FOUNDATION	535	05/01/2008
B13959	CARPORT	7,200	11/01/2004
93134	NEW CONSTR	50,680	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1109/0762	1/24/2003	WD	U	I	06	27,000
GRANTOR: TOWNSEND THOMAS DAVID						
GRANTEE: TOWNSEND THOMAS & C						
0684/1049	7/09/1993	WD	Q	I		67,400
GRANTOR: SANDEL & JONES						
GRANTEE: TOWNSEND THOMAS DAV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 PTO=[YR=2008] N12 W24 S12 E24$ W30 S6 UOP=[YR=2008] W4 S6 E4 FGR=[YR=1993] S15 E11 UOP=[YR=2008] S4 E7 N4 W7$ E1 N20 W12 S5$ N6$ S1 E12 S20 E42 N27$.

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	0940	SHEDS/PORT	0	100	20	9	180.00	SF	19.50	19.50	100	1993	1993	3	20	702	
2	0510	GARAGE WD-	0	100	20	16	320.00	SF	35.00	35.00	100	1995	1995	3	23	2,576	
3	0351	CARPORT MT	0	100	24	20	480.00	SF	3.50	3.50	100	2004	2004	3	22	370	
4	0810	CONCRETE A	0	100	9	5	45.00	SF	6.50	6.50	100	1993	1993	3	66	193	

LAND DESCRIPTION

TOTAL OB/XF 3,841

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	0006	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000							

REVIEW DATE 04/10/2024 BY TWA Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS