

LOTS 82 & 81
IN OR 2712/1580
EX S-1 OF LOT 81

BREW JOSHUA & JEANNETTE P
44376 CAULKINS DR
CALLAHAN, FL 32011

2024

06-1N-25-199S-0082-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	8007.00	

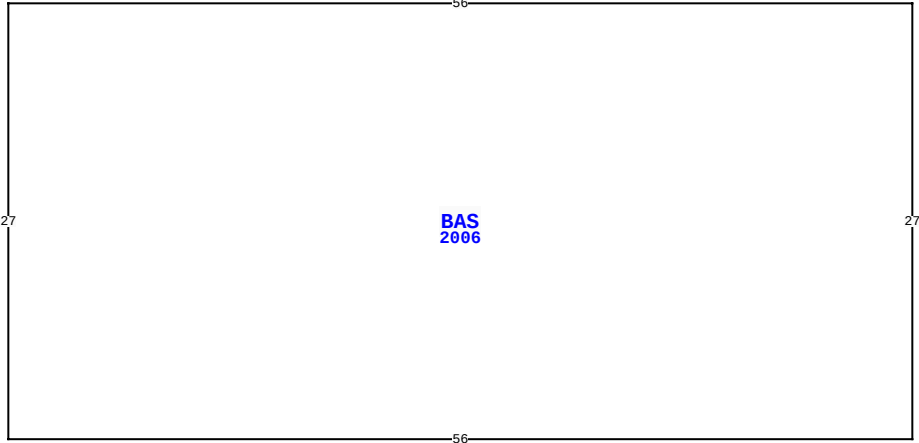
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	121,452
TOTALS	1,512		1,512	121,452

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
3	1242	WD DECK A	0	0	8	13		10.00	10.00	100	2008	2008	3	35

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000100	C	SFR	0	0005	RM	0.00	0.00	2.00	LT		1.00	1.00	1.00

REVIEW DATE 01/06/2023 BY KWA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,512	109.1400	87.31	132,013	2006	2006	0	0	0	8.00	92.00
1 SFR MODULR - 0% - 0												
Heated Area: 1512						HX Base Yr						
27 56 27 56 BAS 2006												
BLD DATE								LGL DATE		03/13/2024		



NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														PAGE 1 of 1 6
VALUATION BY														STANDARD
Tax Group: 6														Tax Dist:
BUILDING MARKET VALUE														121,452
TOTAL MARKET OB/XF VALUE														364
TOTAL LAND VALUE - MARKET														60,000
TOTAL MARKET VALUE														181,816
SOH/AGL Deduction														12,804
ASSESSED VALUE														169,012
TOTAL EXEMPTION VALUE														0
BASE TAXABLE VALUE														169,012
TOTAL JUST VALUE														181,816
NCON VALUE														0
INCOME VALUE														
PREVIOUS YEAR MKT VALUE														195,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18718	CO ISSUED	0	11/01/2006
B18718	NEW CONSTR	0	11/01/2006
E18311	ELEC OTHER	0	11/01/2006
M12224	MECH OTHER	0	11/01/2006
P11753	OTHER	0	11/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2712/1580	5/10/2024	WD	Q	I	01	200,000	
GRANTOR: HARRIS SHERRY							
GRANTEE: BREW JOSHUA & JEANN							
1435/1547	8/08/2006	WD	Q	V		20,000	
GRANTOR: HIGGINBOTHAM NORWOOD							
GRANTEE: HARRIS SHERRY							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2006] W56 S27 E56 N27\$.														

TOTAL OB/XF														
364														

TOTAL OB/XF																							364																						
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																											
05	RM	0.00	0.00	2.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	60,000																																	

Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS