



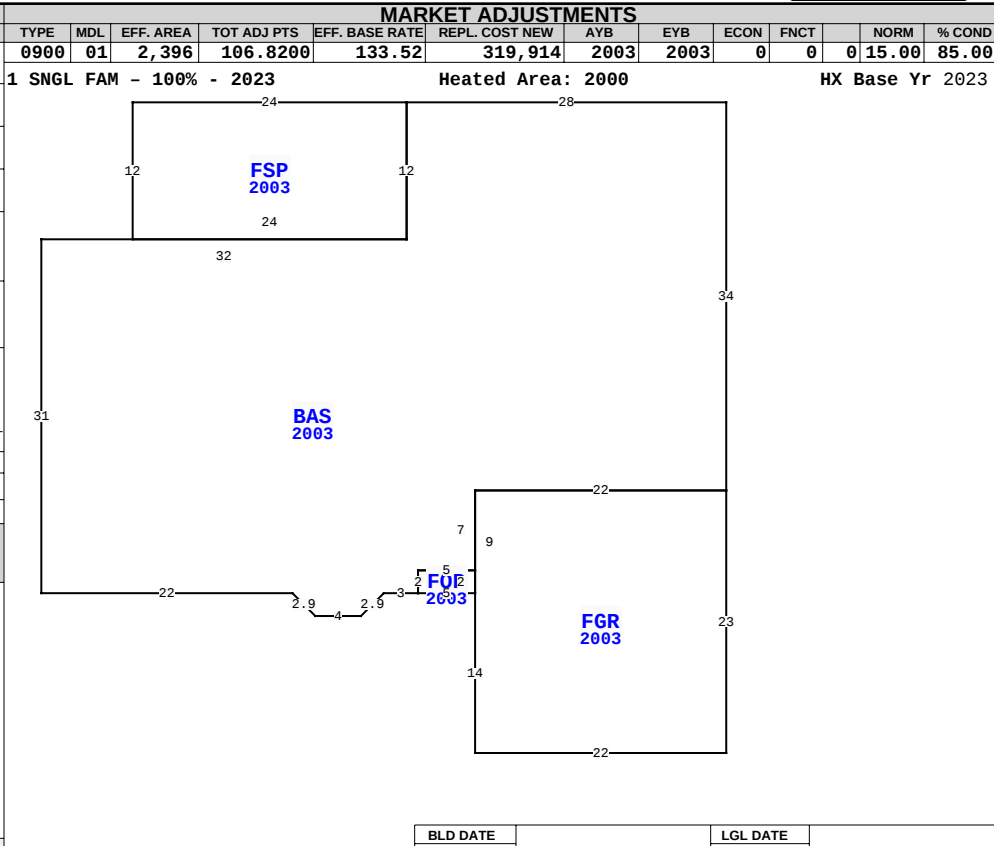
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	8017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	2,000	226,984
FGR	506	55	278	31,551
FOP	10	30	3	341
FSP	288	40	115	13,052
TOTALS	2,804		2,396	271,927

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3
2	0812	CONCRETE C	0 100	0	0	2,882.00	SF	4.00	4.00	100	2003	2003	3
3	0940	SHEDS/PORT	0 100	20	10	200.00	SF	19.50	19.50	100	2003	2003	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	SFR	100	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00



TOTAL OB/XF 13,432													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3
2	0812	CONCRETE C	0 100	0	0	2,882.00	SF	4.00	4.00	100	2003	2003	3
3	0940	SHEDS/PORT	0 100	20	10	200.00	SF	19.50	19.50	100	2003	2003	3

TOTAL OB/XF 13,432													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	SFR	100	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 6										Tax Dist:			
BUILDING MARKET VALUE										289,113			
TOTAL MARKET OB/XF VALUE										13,432			
TOTAL LAND VALUE - MARKET										60,000			
TOTAL MARKET VALUE										362,545			
SOH/AGL Deduction										388			
ASSESSED VALUE										362,157			
TOTAL EXEMPTION VALUE										HX HB 50,000			
BASE TAXABLE VALUE										312,157			
TOTAL JUST VALUE										362,545			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										351,609			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009259	CARPORT	36,514	10/05/2020
B11237	NEW CONSTR	146,670	05/01/2003
W0075	XF0B	0	04/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2603/1459	11/14/2022	WD	Q	I	01	475,000	
GRANTOR: PAGAN - MARCHAND EDGARD							
GRANTEE: STUTZMAN THOMAS S &							
2113/0770	4/03/2017	WD	Q	I	01	249,900	
GRANTOR: DURHAM LARRY E & JENN							
GRANTEE: PAGAN - MARCHAND EDGA							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2003] W28 FSP=[YR=2003] W24 S12 E24 N12\$ S12 W32 S31 E22 R2 D2 E4 U2 R2 E3 FOP=[YR=2003] E5 FGR=[YR=2003] S14 E22 N23 W22 S9\$ N2 W5 S2\$ N2 E5 N7 E22 N34\$.													

STUTZMAN THOMAS S & LAURIE G
44870 GREEN MEADOWS LANE
CALLAHAN, FL 32011

09-1N-25-0672-0014-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		6							
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		25		MOD METAL 100		6500		01		702		72.1050		25.24		17,718		2020		2020		0		0		3.00		97.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100																										Tax Group: 6					Tax Dist:				
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					289,113				
Interior Wall		01		MINIMUM 100																										TOTAL MARKET OB/XF VALUE					13,432				
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					60,000				
Air Condition		01		NONE 100																										TOTAL MARKET VALUE					362,545				
Heating Type		01		NONE 100																										SOH/AGL Deduction					388				
Bedrooms				0 100																										ASSESSED VALUE					362,157				
Bathrooms				0 100																										TOTAL EXEMPTION VALUE					HX HB 50,000				
Frame		05		STEEL 100																										BASE TAXABLE VALUE					312,157				
Stories		1.		1. 100																										TOTAL JUST VALUE					362,545				
Units				0 100																										NCON VALUE					0				
Occupancy		00		NONE 100																										INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE					351,609				
																				</																			