



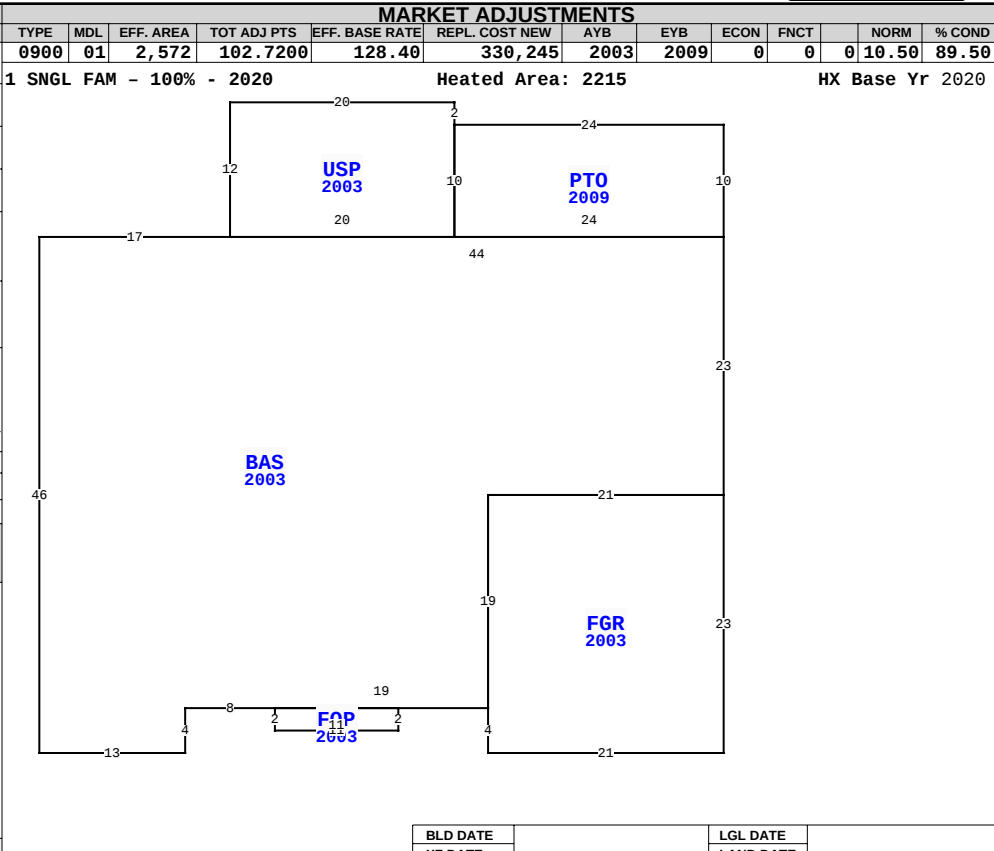
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,215	100	2,215	254,543
FGR	483	55	266	30,568
FOP	22	30	7	805
PTO	240	5	12	1,379
USP	240	30	72	8,274
TOTALS	3,200		2,572	295,569

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	1,796.00	SF	4.00	4.00	100	2003
2	0866	POOL FIBER	0 100	0	0	261.00	SF	72.00	72.00	100	2024
3	0855	CONC PAVER	0 100	0	0	1,360.00	SF	10.00	10.00	100	2024
4	0812	CONCRETE C	0 100	0	0	675.00	SF	4.00	4.00	100	2024

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



TOTAL OB/XF											
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 6	Tax Dist:										
BUILDING MARKET VALUE	311,409										
TOTAL MARKET OB/XF VALUE	41,055										
TOTAL LAND VALUE - MARKET	60,000										
TOTAL MARKET VALUE	412,464										
SOH/AGL Deduction	195,866										
ASSESSED VALUE	216,598										
TOTAL EXEMPTION VALUE	HX HB 50,000										
BASE TAXABLE VALUE	166,598										
TOTAL JUST VALUE	412,464										
NCON VALUE	36,853										
INCOME VALUE											
PREVIOUS YEAR MKT VALUE	362,169										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19-12653	FIBERGLASS POOL	45,000	12/12/2019
19002046	GARAGE	35,085	05/28/2019
P6534	NEW CONSTR	0	03/01/2003
B10762	NEW CONSTR	159,478	02/01/2003
E10826	NEW CONSTR	2,816	02/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2251/0389	1/16/2019	WD	Q	I	01	270,000	
GRANTOR:MITCHELL MARY P							
GRANTEE:ENGELKING CHRISTOPH							
2219/0134	8/20/2018	QC	U	I	11	100	
GRANTOR:MITCHELL ROBERT R & M							
GRANTEE:MITCHELL MARY P							

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2009] N10 W24 USP=[YR=2003] N2 W20 S12 BAS=[YR=2003] W17 S46 E13 N4 E8 FOP=[YR=2003] S2 E11 N2 W11\$ E19 FGR=[YR=2003] S4 E21 N23 W21 S19\$ N19 E21 N23 W44\$ E20 N10\$ S10 E24\$.											

ENGELKING CHRISTOPHER & LINDSAY
44737 GREEN MEADOWS LN
CALLAHAN, FL 32011

2024

[illegible]