LOT 6
IN OR 2208/1478
HUNTERS GREEN REPLAT PB 6/207

WRIGHT KIMBERLY E
54060 PADDOCK COURT
CALLAHAN, FL 32011

2024

09-1N-25-078H-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

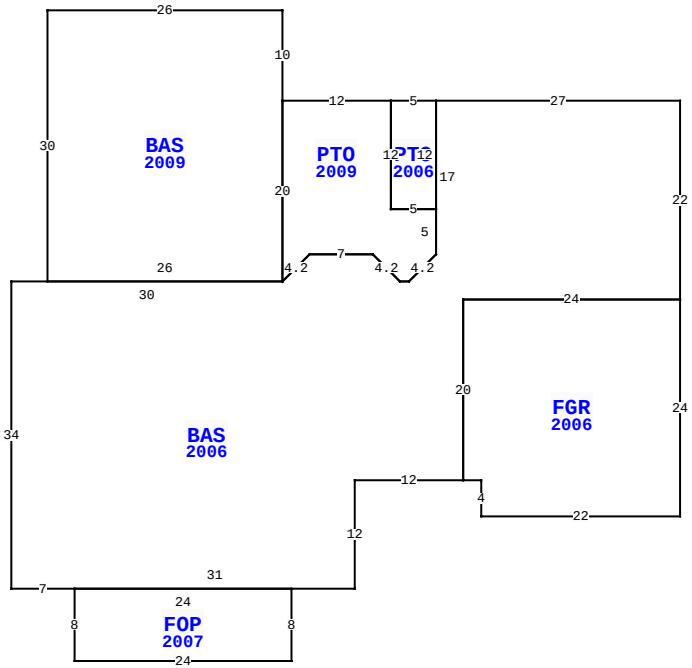
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,179	100	2,179	240,391
BAS	780	100	780	86,051
FGR	568	55	312	34,420
FOP	192	30	58	6,399
PTO	60	5	3	331
PTO	246	5	12	1,324
TOTALS	4,025		3,344	368,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,344	97.7960	122.24	408,771	2006	2010	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2021 Heated Area: 2959 HX Base Yr 2021



54060 PADDOCK CT, CALLAHAN

BLD DATE	03/29/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		368,916
TOTAL MARKET OB/XF VALUE		9,090
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		438,006
SOH/AGL Deduction		125,405
ASSESSED VALUE		312,601
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		262,601
TOTAL JUST VALUE		438,006
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		422,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22220	ADDITION	60,720	01/01/2009
M14357	MECH OTHER	0	01/01/2009
R11728	REPAIR/RRF	3,000	01/01/2009
M10593	MECH OTHER	0	11/01/2005
P09859	OTHER	0	08/01/2005
C15697	CO ISSUED	158,226	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2208/1478	7/06/2018	WD	Q	I	01	280,000
GRANTOR: TURNER BRYAN E						
GRANTEE: WRIGHT KIMBERLY E						
1388/1391	2/13/2006	WD	Q	I		252,600
GRANTOR: KENNETH GREENE CONTRA						
GRANTEE: TURNER BRYAN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W27 PTO=[YR=2006] W5 PTO=[YR=2009] W12 BAS=[YR=2009] N10 W26 S30 E26 N20$S20 U3 R3 E7 D3 R3 E1 U3 R3 N5 W5 N12$ S12 E5 N12$ S17 L3 D3 W1 U3 L3 W7 D3 L3 W30 S34 E7 FOP=[YR=2007] S8 E24 N8 W24$ E31 N12 E12 FGR=[YR=2006] E2 S4 E22 N24 W24 S20$ N20 E24 N22$.

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	0812	CONCRETE C	0	100	0	0	2,612.00	SF	4.00	4.00	100	2006	2006	3	87	9,090	

LAND DESCRIPTION

TOTAL OB/XF 9,090

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	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS