

LOT 8 & S-1 OF LOT 7
(EX S-1 OF LOT 8)
IN OR 2230/1542

STUBBS JAMES L JR & COLLEEN M
54006 PADDOCK CT
CALLAHAN, FL 32011

2024

09-1N-25-078H-0008-0000



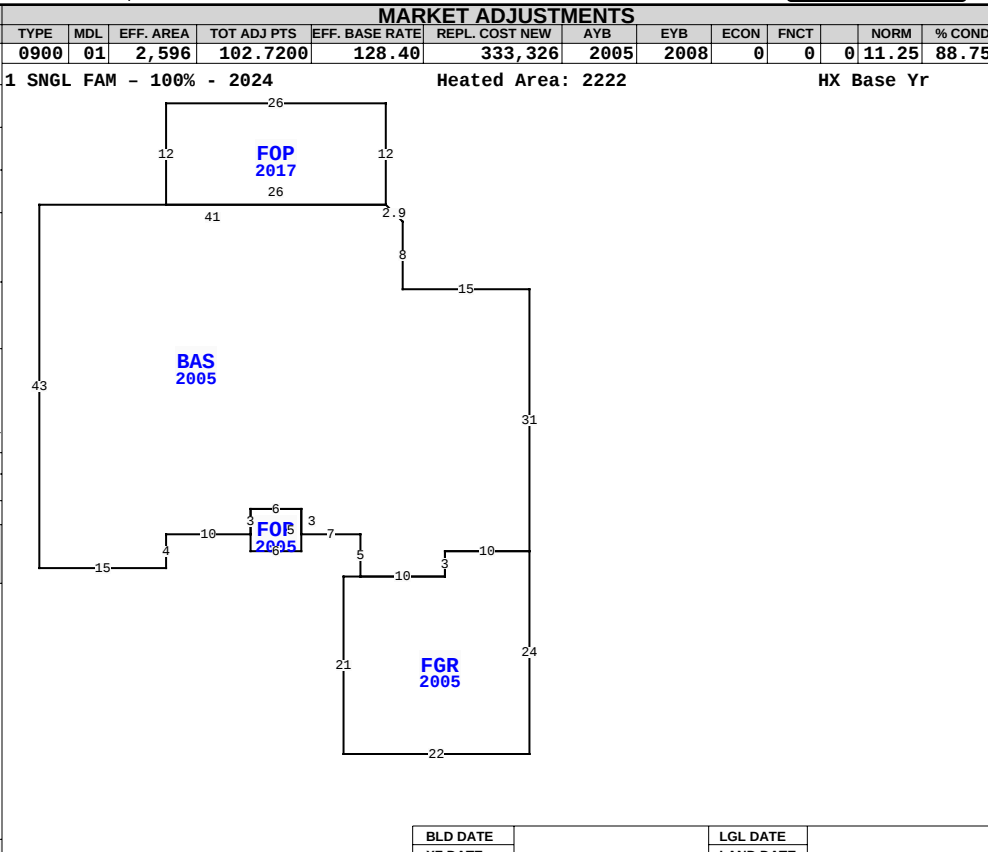
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	8017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,222	100	2,222	253,208
FGR	492	55	271	30,881
FOP	30	30	9	1,026
FOP	312	30	94	10,712
TOTALS	3,056		2,596	295,827

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	2,100.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT	



54006 PADDOCK CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		295,827	
TOTAL MARKET OB/XF VALUE		10,339	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		366,166	
SOH/AGL Deduction		0	
ASSESSED VALUE		366,166	
TOTAL EXEMPTION VALUE		13	366,166
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		366,166	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		353,869	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009760	REPAIR/RRF	30,000	06/24/2022
M10418	MECH OTHER	0	10/01/2005
P09860	OTHER	0	08/01/2005
P09954	OTHER	0	08/01/2005
B15703	NEW CONSTR	159,076	07/01/2005
R7983	REPAIR/RRF	2,500	07/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2230/1542	10/11/2018	WD	Q	I	01
GRANTOR: BAKER GREGORY M & ANG					
GRANTEE: STUBBS JAMES L JR &					
1882/0733	9/26/2013	SW	Q	I	02
GRANTOR: FANNIE MAE					
GRANTEE: BAKER GREGORY M & A					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W15 N8 U2 L2 FOP=[YR=2017] N12 W26 S12 E26\$ W41 S43 E15 N4 E10 FOP=[YR=2005] S2 E6 N5 W6 S3\$ N3 E6 S3 E7 S5 FGR=[YR=2005] W2 S21 E22 N24 W10 S3 W10\$ E10 N3 E10 N31\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT	