LOT 11
HUNTERS GREEN REPLAT PB 6/207

BELOGUB STANISLAV & LILIYA
54025 PADDOCK COURT
CALLAHAN, FL 32011

2024

09-1N-25-078H-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

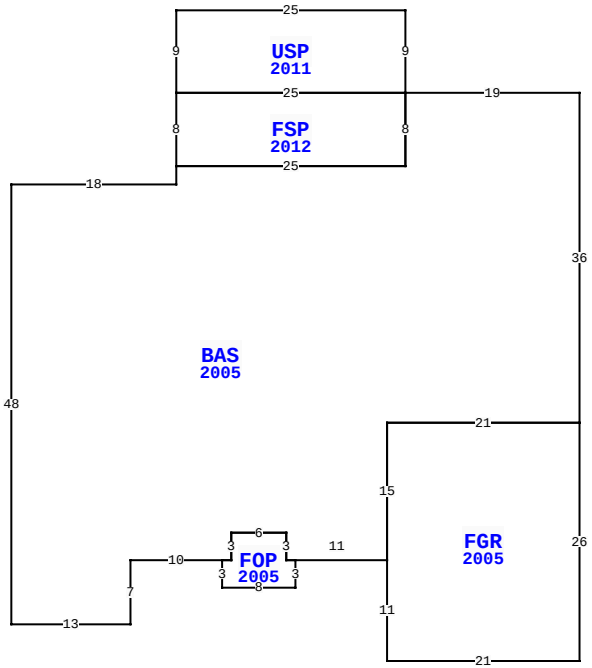
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,540	100	2,540	286,598
FGR	546	55	300	33,850
FOP	42	30	13	1,467
FSP	200	40	80	9,027
USP	225	30	68	7,673
TOTALS	3,553		3,001	338,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,001	102.5800	128.22	384,788	2005	2007	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2024 Heated Area: 2540 HX Base Yr 2024



54025 PADDOCK CT, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		338,613
TOTAL MARKET OB/XF VALUE		13,275
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		411,888
SOH/AGL Deduction		0
ASSESSED VALUE		411,888
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		356,888
TOTAL JUST VALUE		411,888
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,846

6/2023KW: MISC SD STRG = NV

PRCL:0:1: KB 5/7/19 WOOD DECKING AND WALKWAYS = NV

OFFICE W/CLOSET (5TH BED)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2302546	REPAIR/RRF	15,000	02/24/2023
E15469	ELEC OTHER	1,000	08/01/2005
B15635	NEW CONSTR	180,418	07/01/2005
R7925	REPAIR/RRF	2,200	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2639/950	5/08/2023	WD	Q	I	01	490,000
GRANTOR: BASS JOSHUA KEITH & T						
GRANTEE: BELOGUB STANISLAV &						
1977/1958	4/28/2015	WD	Q	I	01	245,000
GRANTOR: SEARS JASON S & SHERR						
GRANTEE: BASS JOSHUA KEITH &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W19 USP=[YR=2011] N9 W25 S9 FSP=[YR=2012] S8 E25 N8 W25$ E25$ S8 W25 S2 W18 S48 E13 N7 E10 FOP=[YR=2005] S3 E8 N3 W1 N3 W6 S3 W1$ E1 N3 E6 S3 E11 FGR=[YR=2005] S11 E21 N26 W21 S15$ N15 E21 N36$.

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	2,063.00	SF	4.00	4.00	100	2005	2005	3	86	7,097	
2	0811	CONCRETE B	1	100	0	0	1,200.00	SF	5.20	5.20	100	2023	2021		99	6,178	

LAND DESCRIPTION

TOTAL OB/XF 13,275

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 06/14/2023 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS