

PT OF TRACT C IN OR 1972/1152  
NASSAU PLANTATION S/D UNR  
{R108194 & R108195}

TAPLEY THERESA ANN  
54341 PLANTATION ROAD  
CALLAHAN, FL 32011

2024

10-1N-25-2880-000C-0013



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 90      |
| Interior Floo            | 08 | SHT VINYL 10   |
| 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          |
| BUD8 Adjustme            | 06 | DIST 1D 100    |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 08 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 8024.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,859            | 100         | 1,859        | 207,259              |
| FGR       | 462              | 55          | 254          | 28,318               |
| FOP       | 128              | 30          | 38           | 4,237                |
| FOP       | 199              | 30          | 60           | 6,689                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,648 |  | 2,211 | 246,503 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |        |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0811       | CONCRETE B  | 0   | 100 | 0  | 0  | 992.00 | SF | 5.20     | 5.20           |       |
| 2              | 0940       | SHEDS/PORT  | 0   | 100 | 8  | 12 | 96.00  | SF | 20.10    | 20.10          |       |
| 3              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       |       |
| 4              | 1242       | WD DECK A   | 0   | 100 | 14 | 20 | 280.00 | SF | 10.00    | 10.00          |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000115   | C   | SFR ACRES            | 100 | 0006 | OR       | 0.00  | 0.00  | 1.00        | AC        |       |

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |         |        |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 0900                                                       | 01  | 2,211     | 106.8200    | 133.52         | 295,213        | 1996 | 2001 | 0    | 0    | 0 16.50 | 83.50  |
| 1 SNGL FAM - 100% - 2001 Heated Area: 1859 HX Base Yr 2001 |     |           |             |                |                |      |      |      |      |         |        |
|                                                            |     |           |             |                |                |      |      |      |      |         |        |

|                               |  |  |  |           |  |  |  |  |  |  |  |
|-------------------------------|--|--|--|-----------|--|--|--|--|--|--|--|
| 54341 PLANTATION RD, CALLAHAN |  |  |  |           |  |  |  |  |  |  |  |
| BLD DATE                      |  |  |  | LGL DATE  |  |  |  |  |  |  |  |
| XF DATE                       |  |  |  | LAND DATE |  |  |  |  |  |  |  |
| INC DATE                      |  |  |  | AG DATE   |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |   |
|---------------------------|--|-----------|---|
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| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 6              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 246,503   |   |
| TOTAL MARKET OB/XF VALUE  |  | 7,829     |   |
| TOTAL LAND VALUE - MARKET |  | 35,000    |   |
| TOTAL MARKET VALUE        |  | 289,332   |   |
| SOH/AGL Deduction         |  | 165,319   |   |
| ASSESSED VALUE            |  | 124,013   |   |
| TOTAL EXEMPTION VALUE     |  | 50,000    |   |
| BASE TAXABLE VALUE        |  | 74,013    |   |
| TOTAL JUST VALUE          |  | 289,332   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 279,422   |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B9602568   | NEW CONSTR  | 90,000 | 06/01/1996 |
|            |             |        |            |
|            |             |        |            |
|            |             |        |            |
|            |             |        |            |
|            |             |        |            |
|            |             |        |            |
|            |             |        |            |
|            |             |        |            |

| SALES DATA                    |           |           |     |     |        |            |  |
|-------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number             | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1972/1152                     | 1/15/2015 | QC        | U   | I   | 11     | 100        |  |
| GRANTOR: TAPLEY MARK DOUGLAS  |           |           |     |     |        |            |  |
| GRANTEE: TAPLEY THERESA ANN   |           |           |     |     |        |            |  |
| 0939/1631                     | 7/11/2000 | WD        | Q   | I   |        | 125,000    |  |
| GRANTOR: COBB HARVEY EDD JR & |           |           |     |     |        |            |  |
| GRANTEE: TAPLEY MARK & THERE  |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                             |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| FOP=[YR=1996] W8 BAS=[YR=1996] W48 S16 FOP=[YR=1996] S19 E9 N5 E2 N14 W11\$ E11 S14 W2 S5 W9 S12 E39 FGR=[YR=1996] E21 N22 W21 S22\$ N22 E9 N25\$ S16 E8 N16\$. |  |  |  |  |  |  |  |  |  |  |  |