

PT LOTS 53 59 & 60 OF
SEC 11-1N-24E & PT LOT 70 OF
SEC 14-1N-24E & PT ABND R/W BY

WILLIAMS OLIVIA/WILLIAMS DAVID K JR & BETH
34132 TABBY CT
CALLAHAN, FL 32011

2024

11-1N-24-0000-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	15	CONC BLOCK 20
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
BUD\$ Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,256	100	1,256	105,843
FGR	780	55	429	36,151
FSP	120	40	48	4,045
FSP	176	40	70	5,899
FUS	900	100	900	75,843
UOP	216	20	43	3,624
UOP	121	20	24	2,023
UST	210	45	94	7,922
TOTALS	3,779		2,864	241,349

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,100.00	SF	4.00	4.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0200	BARN WD 0-	0	100	32	35	1,120.00	SF	20.00	20.00	
4	0681	POLE SHED	0	100	13	13	169.00	SF	11.25	11.25	

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	0004	OR	0.00	0.00	4.74	AC	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,864	106.8780	101.53	290,782	1984	1989	0	0	17.00	83.00
1 SINGLE FAM - 100% - 2024 Heated Area: 2156 HX Base Yr 2024											
34132 TABBY CT, CALLAHAN											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF											
9,728											

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											6
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						312,844					
TOTAL MARKET OB/XF VALUE						9,728					
TOTAL LAND VALUE - MARKET						82,950					
TOTAL MARKET VALUE						405,522					
SOH/AGL Deduction						0					
ASSESSED VALUE						405,522					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						355,522					
TOTAL JUST VALUE						405,522					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						391,210					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008992	MH MOVE-ON	0	07/09/2021
R002252	REPAIR/RRF	1,000	03/01/2000

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2493/1551	8/31/2021	WD	Q	I	01	236,900			
GRANTOR: SCHILLING FAMILY REV									
GRANTEE: WILLIAMS OLIVIA & D									
2481/1282	7/22/2021	WD	U	I	11	100			
GRANTOR: SCHILLING JOHN J ET A									
GRANTEE: SCHILLING JOHN J ET									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W17 N1 W8 S1 W12 FSP=[YR=1993] N8 W15 S8 E15\$W15S2 UST=[YR=1993] W7 FGR=[YR=1993] W26 S30 E26 N30\$ S30 E7 N30\$ S22 E18 FSP=[YR=1993] S8 E22 N8 W22\$ E34 N7 UOP=[YR=2006] E11 N11 W11 S11\$ N17\$ PTR=E25 FUS=[YR=1993] E30 S30 W3 UOP=[YR=2003] S8 W27 N8 E27 \$ W27 N30 \$ W25 \$.											

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