PT OF S1/2 OF NE1/4 OF NW1/4
& PT OF N1/2 OF SE1/4 OF NW1/4
IN OR 2061/1756

HARWOOD PATRICK J & LAURA
55151 MT OLIVE RD
CALLAHAN, FL 32011

**2024**

**14-2N-25-0000-0003-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| 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 | 01 | Quality Level 01 |

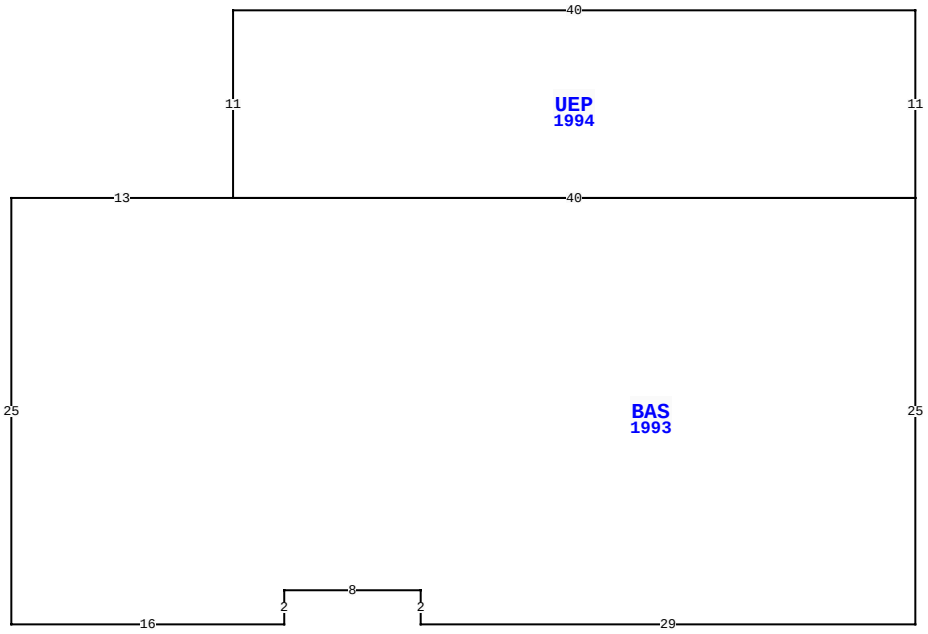
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,309 | 100 | 1,309 | 152,564 |
| UEP | 440 | 60 | 264 | 30,769 |
| TOTALS | 1,749 | | 1,573 | 183,333 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,573 | 111.9960 | 140.00 | 220,200 | 1976 | 1985 | 0 | 0 | 0 | 16.75 | 83.25 |

1 SNGL FAM – 100% - 2017 Heated Area: 1309 HX Base Yr 2017




55151 MT OLIVE RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/19/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 276,491 |
| TOTAL MARKET OB/XF VALUE | | 11,687 |
| TOTAL LAND VALUE - MARKET | | 170,400 |
| TOTAL MARKET VALUE | | 458,578 |
| SOH/AGL Deduction | | 268,314 |
| ASSESSED VALUE | | 190,264 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 140,264 |
| TOTAL JUST VALUE | | 458,578 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 388,635 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| V240007348 | REMOVE VINYL SIDI | 4,500 | 06/20/2024 |
| 21008872 | GARAGE | 36,921 | 07/07/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2061/1756 | 7/14/2016 | WD | Q | I | 02 | 230,000 |
| GRANTOR: YACALAVITCH ANN M | | | | | | |
| GRANTEE: HARWOOD PATRICK J & | | | | | | |
| 0711/1868 | 8/23/2994 | WD | Q | I | | 110,000 |
| GRANTOR: WREDE L E JR | | | | | | |
| GRANTEE: YACALAVITCH ANN M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UEP=[YR=1994] W40 S11 BAS=[YR=1993] W13 S25 E16 N2E8 S2 E29 N25 W40$ E40 N11$.

## 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 | 0200 | BARN WD 0- | 0 | 100 | 30 | 50 | 1,500.00 | SF | 20.00 | 20.00 | 100 | 1990 | 1990 | 3 | 20 | 6,000 | |
| 2 | 0351 | CARPORT MT | 0 | 100 | 8 | 44 | 352.00 | SF | 10.00 | 10.00 | 100 | 1960 | 1960 | 3 | 20 | 704 | |
| 3 | 0681 | POLE SHED | 0 | 100 | 14 | 14 | 196.00 | SF | 15.00 | 15.00 | 100 | 1974 | 1974 | 3 | 20 | 588 | |
| 4 | 0681 | POLE SHED | 0 | 100 | 50 | 10 | 500.00 | SF | 15.00 | 15.00 | 100 | 1990 | 1990 | 3 | 20 | 1,500 | |
| 5 | 0351 | CARPORT MT | 0 | 100 | 20 | 20 | 400.00 | SF | 4.00 | 4.00 | 100 | 2000 | 2000 | 3 | 20 | 320 | |
| 6 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,082.00 | SF | 4.00 | 4.00 | 100 | 1990 | 1990 | 3 | 59.5 | 2,575 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,687

| 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 | 000115 | C | SFR ACRES | 100 | 0005 | OR | 0.00 | 0.00 | 11.36 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 170,400 | | | | | | | |

REVIEW DATE 12/14/2021 BY KBA Total Acres: 11.36 Total Land Value: 170,400 Market: 0 Agricultural: 0 Common: 170,400 PRINTED 08/06/2024 BY SYS

PT OF S1/2 OF NE1/4 OF NW1/4
& PT OF N1/2 OF SE1/4 OF NW1/4
IN OR 2061/1756

HARWOOD PATRICK J & LAURA
55151 MT OLIVE RD
CALLAHAN, FL 32011

**2024**

**14-2N-25-0000-0003-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

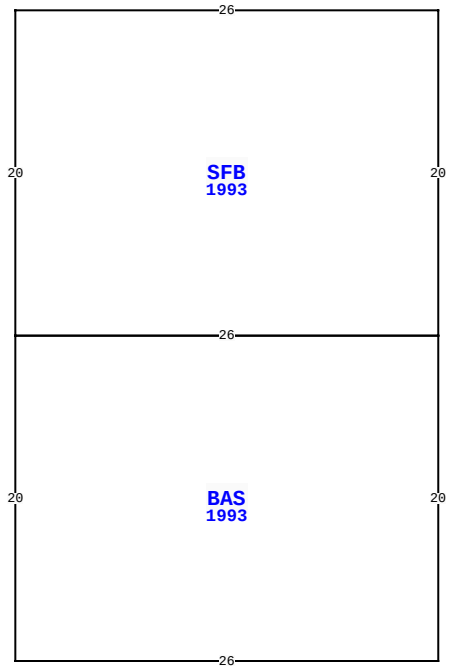
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 02 | WALL BD/WD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 1 100 |
| 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 | 8026.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 520 | 100 | 520 | 41,860 |
| SFB | 520 | 80 | 416 | 33,488 |
| TOTALS | 1,040 | | 936 | 75,348 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 936 | 80.0000 | 100.00 | 93,600 | 1974 | 1974 | 0 | 0 | 0 | 19.50 | 80.50 |

2 SNGL FAM – 100% - 2017 Heated Area: 936 HX Base Yr 2017




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/19/2023 MLU |
| INC DATE | | AG DATE | |

55151 MT OLIVE RD, CALLAHAN

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 276,491 |
| TOTAL MARKET OB/XF VALUE | | 11,687 |
| TOTAL LAND VALUE - MARKET | | 170,400 |
| TOTAL MARKET VALUE | | 458,578 |
| SOH/AGL Deduction | | 268,314 |
| ASSESSED VALUE | | 190,264 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 140,264 |
| TOTAL JUST VALUE | | 458,578 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 388,635 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2061/1756 | 7/14/2016 | WD | Q | I | 02 | 230,000 |
| GRANTOR: YACALAVITCH ANN M | | | | | | |
| GRANTEE: HARWOOD PATRICK J & | | | | | | |
| 0711/1868 | 8/23/2994 | WD | Q | I | | 110,000 |
| GRANTOR: WREDE L E JR | | | | | | |
| GRANTEE: YACALAVITCH ANN M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

SFB=[YR=1993] W26 S20 BAS=[YR=1993] S20 E26 N20 W26 $ E26 N20 $ .

## EXTRA FEATURES

| L N | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 12/14/2021 BY KBA Total Acres: 11.36 Total Land Value: 170,400 Market: 0 Agricultural: 0 Common: 170,400 PRINTED 08/06/2024 BY SYS

PT OF S1/2 OF NE1/4 OF NW1/4
& PT OF N1/2 OF SE1/4 OF NW1/4
IN OR 2061/1756

HARWOOD PATRICK J & LAURA
55151 MT OLIVE RD
CALLAHAN, FL 32011

**2024**

**14-2N-25-0000-0003-0010**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

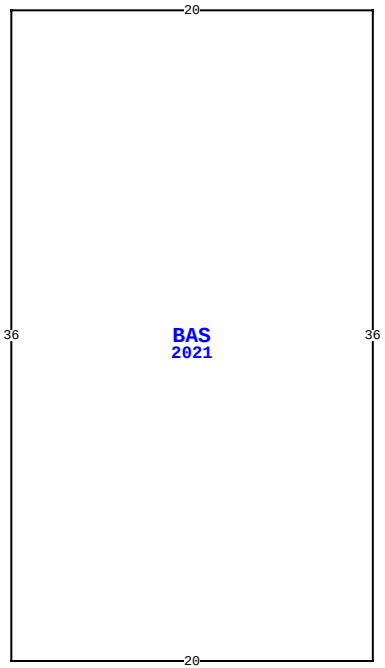
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 720 | 100 | 720 | 17,810 |
| TOTALS | 720 | | 720 | 17,810 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 720 | 72.1050 | 25.24 | 18,173 | 2021 | 2021 | 0 | 0 | 0 | 2.00 | 98.00 |

3 GARAGE RES – 100% - 2017 Heated Area: 720 HX Base Yr 2017




55151 MT OLIVE RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/19/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 3 of 3 6

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 276,491 |
| TOTAL MARKET OB/XF VALUE | | 11,687 |
| TOTAL LAND VALUE - MARKET | | 170,400 |
| TOTAL MARKET VALUE | | 458,578 |
| SOH/AGL Deduction | | 268,314 |
| ASSESSED VALUE | | 190,264 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 140,264 |
| TOTAL JUST VALUE | | 458,578 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 388,635 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2061/1756 | 7/14/2016 | WD | Q | I | 02 | 230,000 |
| GRANTOR: YACALAVITCH ANN M | | | | | | |
| GRANTEE: HARWOOD PATRICK J & | | | | | | |
| 0711/1868 | 8/23/1994 | WD | Q | I | | 110,000 |
| GRANTOR: WREDE L E JR | | | | | | |
| GRANTEE: YACALAVITCH ANN M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W20 S36 E20 N36$.

## EXTRA FEATURES

| L N | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 12/14/2021 BY KBA Total Acres: 11.36 Total Land Value: 170,400 Market: 0 Agricultural: 0 Common: 170,400 PRINTED 08/06/2024 BY SYS