IN OR 1666/1764

UPSHAW-GAINEY WILLIE NELL
55417 MT OLIVE RD
CALLAHAN, FL 32011-8343

2024

14-2N-25-0000-0004-0000

BUILDING CHARACTERISTICS

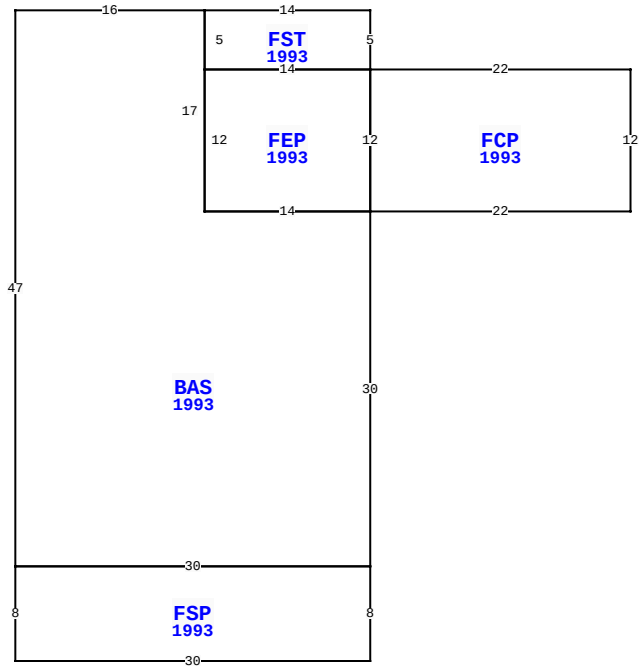
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD 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	1,172	100	1,172	85,109
FCP	264	25	66	4,793
FEP	168	80	134	9,731
FSP	240	40	96	6,971
FST	70	55	38	2,759
TOTALS	1,914		1,506	109,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,506	104.0000	98.80	148,793	1962	1970	0	0	0	26.50	73.50

1 SINGLE FAM – 100% - 0 Heated Area: 1172 HX Base Yr



55417 MT OLIVE 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		109,363
TOTAL MARKET OB/XF VALUE		2,049
TOTAL LAND VALUE - MARKET		12,000
TOTAL MARKET VALUE		123,412
SOH/AGL Deduction		50,961
ASSESSED VALUE		72,451
TOTAL EXEMPTION VALUE	HX HB WX SX	72,451
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		123,412
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1921/318	6/03/2014	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: UPSHAW-GAINEY WILLI						
1908/1308	3/14/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: GENERATION MORTGAGE						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W14 BAS=[YR=1993] W16 S47 FSP=[YR=1993] S8 E30N8 W30$ E30 N30 FCP=[YR=1993] E22 N12 W22 FEP=[YR=1993] W14 S12 E14 N12$ S12$ W14 N17$ S5 E14 N5$.

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	0680	POLE SHED	0	100	29	22	638.00	SF	3.00	3.00	100	1980	1980	3	20	383	
2	0810	CONCRETE A	0	100	15	32	480.00	SF	6.50	6.50	100	1982	1982	3	38	1,186	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1990	1990	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 2,049

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	0005	OR	0.00	0.00	1.00	UT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 10/28/2019 BY KBA Total Acres: 0.00 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 08/06/2024 BY SYS