

SUB LOT 2
IN OR 1476/279
EX OR 419 PG 59

RHYMES CLEON & PAMELA
55054 MOUNT OLIVE ROAD
CALLAHAN, FL 32011

2024

14-2N-25-0000-0009-0000



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	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	264	100	264	22,683
BAS	1,536	100	1,536	131,970
FOP	30	30	9	774
FOP	70	30	21	1,804
TOTALS	1,900		1,830	157,230

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0940	SHEDS/PORT	0 100	12	10	120.00	SF	21.30	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000115	C	SFR ACRES	100		OR	0.00	0.00	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,830	112.0000	106.40	194,712	1958	1975	0	0	0 19.25	80.75	
1 SINGLE FAM - 100% - 2008												
Heated Area: 1800												
HX Base Yr 2008												

55054 MT OLIVE RD, CALLAHAN				XF DATE		LAND DATE				
				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
120.00	SF	21.30	21.30	100	1988	1988	3	20	511	

TOTAL OB/XF												
511												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			157,230
TOTAL MARKET OB/XF VALUE			511
TOTAL LAND VALUE - MARKET			55,300
TOTAL MARKET VALUE			213,041
SOH/AGL Deduction			101,918
ASSESSED VALUE			111,123
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			61,123
TOTAL JUST VALUE			213,041
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			205,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6052	REMODEL	12,000	10/11/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1476/0279	2/02/2007	WD	Q	I		144,500	
GRANTOR: ARMSTRONG JOHN F SR &							
GRANTEE: RHYMES CLEON & PAME							
0687/1788	9/07/1993	WD	Q	I		64,800	
GRANTOR: LINDSEY CHARLES & P							
GRANTEE: ARMSTRONG JOHN SR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W25 FOP=[YR=1993] N7 W10 S7 E10\$ W35 S30 E41 FOP=[YR=1993] S5 E6 N5 W6\$ E7BAS=[YR=1993] E12 N22 W12 S22\$ N22E12 N8\$.									