PT OF LOTS 55 & 56
PT OR 2101/854
SUB OF GOVT LOT 9 UNR

CARTER DONALD W REV LVG TRUST/CARTER DONALD W TRUS
441173 SANDY FORD RD
CALLAHAN, FL 32011

2024

14-2N-26-4280-0033-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

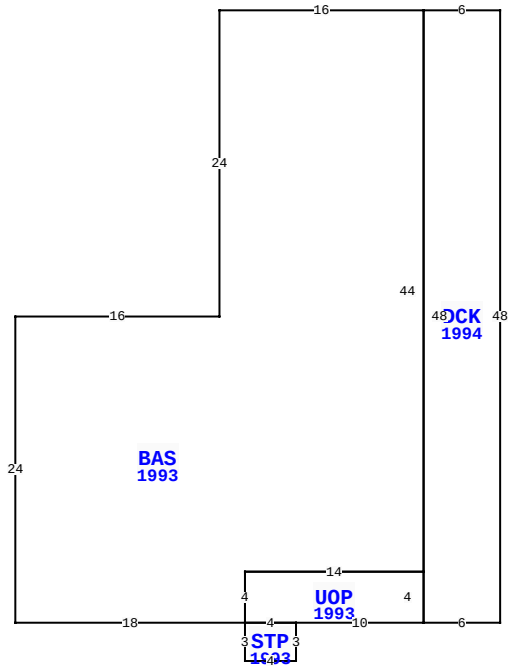
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,096	100	1,096	93,292
DCK	288	10	29	2,468
STP	12	10	1	85
UOP	56	20	11	936
TOTALS	1,452		1,137	96,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,137	111.3000	105.74	120,226	1969	1974	0	0	0	19.50	80.50

1 SINGLE FAM – 0% - 0 Heated Area: 1096 HX Base Yr



75017 NEWELL RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	96,782
TOTAL MARKET OB/XF VALUE	3,895
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	160,677
SOH/AGL Deduction	83,924
ASSESSED VALUE	76,753
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,753
TOTAL JUST VALUE	160,677
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13071	RE-ROOF	3,000	08/01/2012
6675	XFOB	4,000	08/16/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2491/0555	8/27/2021	LE	U	I	11	100
GRANTOR: CARTER DONALD W						
GRANTEE: WILLIAMS KIMBERLY K						
2307/1141	9/12/2019	LE	U	I	11	100
GRANTOR: CARTER DONALD W						
GRANTEE: BRYANT LINDA ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1994] W6 BAS=[YR=1993] W16 S24W16 S24 E18
STP=[YR=1993] S3 E4 N3 UOP=[YR=1993] E10 N4 W14 S4 E4$ W4$
N4 E14 N44$ S48 E6 N48$.

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	0940	SHEDS/PORT	0	0	16	10	160.00	SF	20.10	20.10	100	1985	1985	3	20	643	
2	0810	CONCRETE A	0	0	24	3	72.00	SF	6.50	6.50	100	1991	1991	3	62	290	
3	0940	SHEDS/PORT	0	0	16	8	128.00	SF	30.00	30.00	100	2002	2002	3	20	768	
4	0681	POLE SHED	0	0	24	14	336.00	SF	15.00	15.00	100	2002	2002	3	30	1,512	
5	0810	CONCRETE A	0	0	16	8	128.00	SF	6.50	6.50	100	2002	2002	3	82	682	

LAND DESCRIPTION

TOTAL OB/XF 3,895

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	0		RM	200.00	70.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS