

LOT 1211 & PT OF 29TH ST ABND
BY RES 1988-66 IN OR 1980/1909
(EX ESMT IN OR 1905/863)

STERN JUSTIN D
32422 FOX DEN LN
CALLAHAN, FL 32011

2024

15-1N-24-2180-1211-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,641	100	3,641	515,495
FGR	568	55	312	44,174
FOP	457	30	137	19,396
FOP	582	30	175	24,776
TOTALS	5,248		4,265	603,842

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
1	0812	CONCRETE C	0	100	0	0	7,836.00	SF	4.00	4.00	100	2018	2018
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2018	2018

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	005000	C	RURAL HOME	100		OR	0.00	0.00	3.00	AC		1.00	1.00
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	3.00	AC		1.00	1.00
3	006005	A	PAST/GRAZE	0		OR	0.00	0.00	4.12	AC		1.00	1.00
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	7.12	AC		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	4,265	115.5792	144.47	616,165	2018	2018	0	0	0	2.00	98.00	
1 SNGL FAM - 100% - 2019													
Heated Area: 3641													
HX Base Yr 2019													

32422 FOX DEN LN, CALLAHAN	BLD DATE		LGL DATE	05/24/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1		6
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 6		Tax Dist:		
BUILDING MARKET VALUE		603,842		
TOTAL MARKET OB/XF VALUE		34,504		
TOTAL LAND VALUE - MARKET		125,200		
TOTAL MARKET VALUE		694,545		
SOH/AGL Deduction		280,861		
ASSESSED VALUE		413,684		
TOTAL EXEMPTION VALUE		HX HB	50,000	
BASE TAXABLE VALUE		363,684		
TOTAL JUST VALUE		763,546		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		736,807		

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
18008423	5/08/2015	WD U	V		37
17004592					
GRANTOR: CRAWFORD RIDGE LLC					
GRANTEE: STERN JUSTIN D					

BUILDING NOTES													
BAS=[YR=2018] W3 U2 L2 W12 D2 L2 W2 FOP=[YR=2018] N6 W40 S12 E3 S3 E36 N9 E1\$ W1 S9 W36 N3 W21 S29 W14 FGR=[YR=2018] N6 W25 S22 E8 S2 E9 N2 E8 N16\$ S11 E14 S14 E15 N4 FOP=[YR=2018] E16 S2 E13 N2 E17 N10 W5 S1 D2 L2 W7 U2 L2 N1 W30 S10\$ N10 E30 S1 D2 R2 E7 U2 R2 N1 E9 S3 E8 N1 E6 N48\$.													

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TOTAL OB/XF													
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1	005000	C	RURAL HOME	100		OR	0.00	0.00	3.00	AC		1.00	1.00
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	3.00	AC		1.00	1.00
3	006005	A	PAST/GRAZE	0		OR	0.00	0.00	4.12	AC		1.00	1.00
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	7.12	AC		1.00	1.00