LOT 1250 IN OR 2298/173 &
PT OF LOT 1257 BEING
PARCEL "2" IN OR 2407/48

LINDSEY JAMES L & CHARLEE R
33282 RUSTIC CYPRESS TRAIL
CALLAHAN, FL 32011

**2024**

**15-1N-24-2180-1250-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | | N/A 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 99 | N/A 100 |
| Heating Type | | N/A 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

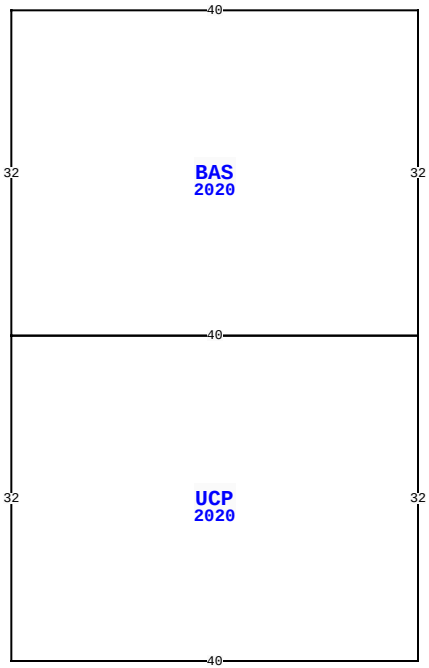
DOR CODE 5400 TIMBERLAND 90+
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,280 | 100 | 1,280 | 22,610 |
| UCP | 1,280 | 20 | 256 | 4,522 |
| TOTALS | 2,560 | | 1,536 | 27,132 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 1,536 | 52.0200 | 18.21 | 27,971 | 2020 | 2020 | 0 | 0 | 0 | 3.00 | 97.00 |

1 GARAGE RES – 0% - 0 Heated Area: 1280 HX Base Yr




33282 RUSTIC CYPRESS TR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/13/2024 DC |
| INC DATE | | AG DATE | 03/13/2024 DC |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 27,132 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 153,480 |
| TOTAL MARKET VALUE | 36,469 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 36,469 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 36,469 |
| TOTAL JUST VALUE | 180,612 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 169,732 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 6499 | TEMP POLE | 0 | 02/16/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2407/0048 | 10/05/2020 | SW | U | V | 37 | 46,200 |
| GRANTOR: RAYONIER FOREST RESOU | | | | | | |
| GRANTEE: LINDSEY JAMES & CHA | | | | | | |
| 2298/0173 | 8/15/2019 | QC | U | V | 11 | 100 |
| GRANTOR: QUESENBERRY JOSHUA & | | | | | | |
| GRANTEE: LINDSEY JAMES L & C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W40 S32 UCP=[YR=2020] S32 E40 N32 W40$ E40 N32$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 005400 | A | TIMBER 1 SI | 0 | 0007 | OR | 0.00 | 0.00 | 12.79 | AC | | 1.00 | 1.00 | 1.00 | 730.00 | 730.00 | 9,337 | | | | | | | |
| 2 | 009910 | M | MKT.VAL.AG | 0 | | OR | 0.00 | 0.00 | 12.79 | AC | | 1.00 | 1.00 | 0.80 | 15,000.00 | 12,000.00 | 153,480 | | | | | | | |

REVIEW DATE 01/04/2022 BY TWX Total Acres: 12.79 Total Land Value: 9,337 Market: 153,480 Agricultural: 9,337 Common: 0 PRINTED 08/06/2024 BY SYS