PT OF GOVT LOT 2
IN OR 1874/1806

BUSHEY PETER JR
9195 WOODSMAN COVE LN
JACKSONVILLE, FL 32226

2024

15-2N-25-0000-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

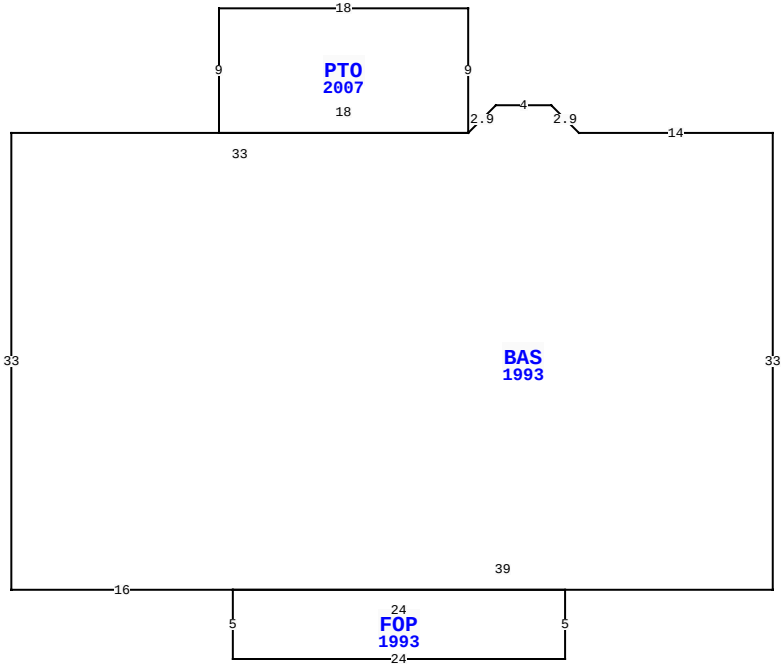
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,827	100	1,827	187,141
FOP	120	30	36	3,688
PTO	162	5	8	820
TOTALS	2,109		1,871	191,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,871	102.7530	128.44	240,311	1991	1996	0	0	0	20.25	79.75

1 SNGL FAM – 0% - 2024 Heated Area: 1827 HX Base Yr



55176 THOMAS RD, CALLAHAN

BLD DATE	06/19/2008	JW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	191,648
TOTAL MARKET OB/XF VALUE	13,885
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	240,533
SOH/AGL Deduction	0
ASSESSED VALUE	240,533
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	240,533
TOTAL JUST VALUE	240,533
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	233,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7532	NEW CONSTR	72,625	09/16/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1874/1806	8/22/2013	WD	Q	I	02	185,000
GRANTOR: WEST RAY K & DONNA						
GRANTEE: BUSHEY PETER JR						
1533/0040	10/30/2007	WD	U	I	01	100
GRANTOR: WEST RAY K & DONNA GA						
GRANTEE: WEST RAY K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 U2 L2 W4 L2 D2 PTO=[YR=2007] N9 W18 S9 E18$ W33 S33 E16 FOP=[YR=1993] S5 E24 N5 W24$ E39 N33$.

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	0510	GARAGE WD-	0	0	24	12	288.00	SF	35.00	35.00	100	1991	1991	3	20	2,016	
2	0350	CARPORT WD	0	0	24	22	528.00	SF	13.00	13.00	100	1983	1983	3	20	1,373	
3	0811	CONCRETE B	0	0	0	0	893.00	SF	5.20	5.20	100	1989	1989	3	57	2,647	
4	0810	CONCRETE A	0	0	0	0	71.00	SF	6.50	6.50	100	2008	2008	3	89	411	
5	0812	CONCRETE C	0	0	0	0	1,410.00	SF	4.00	4.00	100	2004	2004	3	84	4,738	
6	1242	WD DECK A	0	0	0	0	1,000.00	SF	10.00	10.00	100	2006	2006	3	27	2,700	

LAND DESCRIPTION

TOTAL OB/XF 13,885

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS