

PT OF LOTS 9 10 & 11 (S-3)  
IN OR 1831/594  
EX R/W OR 1114/426

CARRIGG DAVID  
450671 SR 200  
CALLAHAN, FL 32011

2024

15-2N-25-2980-0009-0030



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 15 | CONC BLOCK 50  |
| Exterior Wall            | 19 | COMMON BRK 50  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 11 | CLAY TILE 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 5 100          |
| Bathrooms                |    | 3.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 05   | Quality Level 05 |
| 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 |
|-----------|------------------|-------------|--------------|----------------------|
| APT       | 1,102            | 100         | 1,102        | 87,496               |
| BAS       | 2,380            | 100         | 2,380        | 188,966              |
| FGR       | 1,435            | 55          | 789          | 62,645               |
| FST       | 25               | 55          | 14           | 1,112                |
| FST       | 70               | 55          | 38           | 3,017                |
| FST       | 70               | 55          | 38           | 3,017                |
| UOP       | 530              | 20          | 106          | 8,416                |

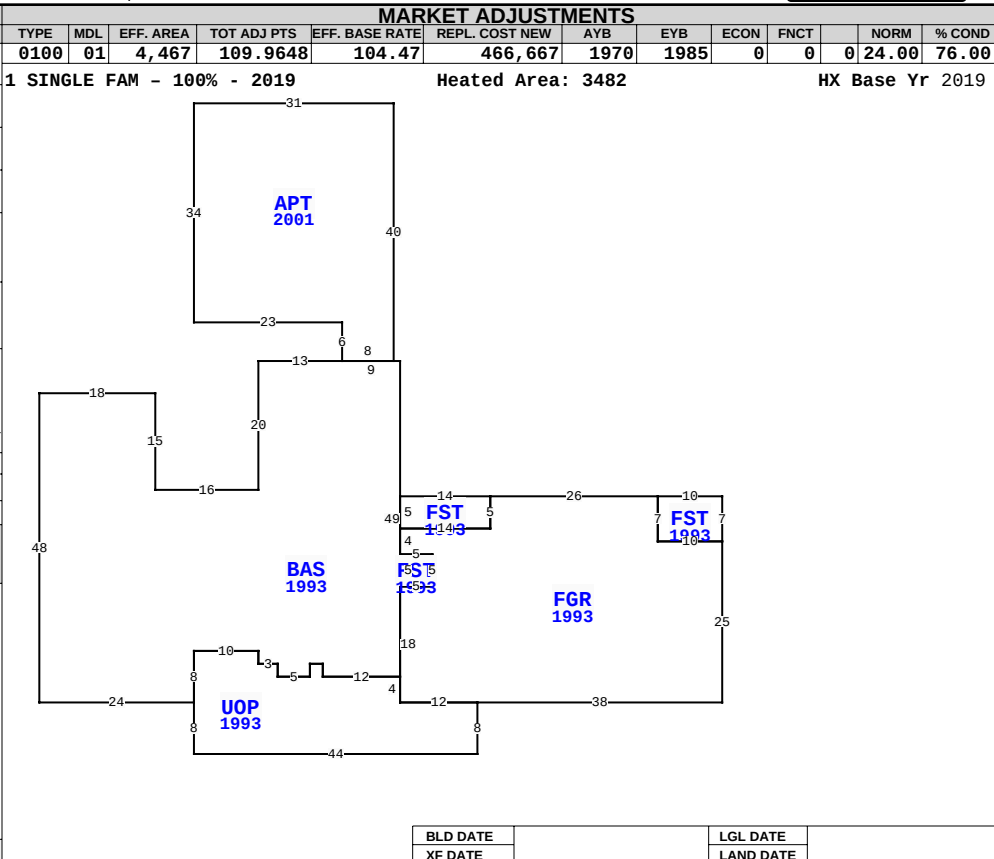
|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 5,612 |  | 4,467 | 354,667 |
|--------|-------|--|-------|---------|

#### 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 |
|-----|------------|-------------|-----|-----|----|----|--------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0504       | FP-ELECTRI  | 0   | 100 | 0  | 0  | 2.00   | UT | 2,000.00 | 2,000.00       | 100       | 1980    | 1980        | 3 | 46.5   | 1,860           |       |
| 2   | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 750.00 | SF | 4.00     | 4.00           | 100       | 1980    | 1980        | 3 | 32.5   | 975             |       |
| 3   | 0866       | POOL FIBER  | 0   | 100 | 32 | 18 | 576.00 | SF | 39.60    | 39.60          | 100       | 1980    | 1980        | 3 | 20     | 4,562           |       |
| 4   | 0812       | CONCRETE C  | 0   | 100 | 12 | 42 | 504.00 | SF | 4.00     | 4.00           | 100       | 1980    | 1980        | 3 | 32.5   | 655             |       |
| 5   | 1242       | WD DECK A   | 0   | 100 | 0  | 0  | 480.00 | SF | 3.00     | 3.00           | 100       | 1980    | 1980        | 3 | 20     | 288             |       |
| 6   | 0845       | KOOL DECK   | 0   | 100 | 0  | 0  | 554.00 | SF | 7.25     | 7.25           | 100       | 1980    | 1980        | 3 | 32.5   | 1,305           |       |
| 7   | 0350       | CARPORT WD  | 0   | 100 | 14 | 12 | 168.00 | SF | 11.05    | 11.05          | 100       | 1995    | 1995        | 3 | 20     | 371             |       |
| 8   | 0351       | CARPORT MT  | 0   | 100 | 25 | 20 | 500.00 | SF | 10.00    | 10.00          | 100       | 2021    | 2021        | 3 | 93     | 4,650           |       |

#### 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 | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-----|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 1   | 000100   | C   | SFR                  | 100 |     | OR       | 246.00 | 228.00 | 1.31        | AC        |     | 1.00      | 1.00   | 1.00    | 35,000.00  | 35,000.00      | 45,850     |                             |      |         |      |     |    |        |



450671 W SR 200, CALLAHAN

|          |
|----------|
| BLD DATE |
| XF DATE  |
| INC DATE |

|           |
|-----------|
| LGL DATE  |
| LAND DATE |
| AG DATE   |

| NASSAU COUNTY PROPERTY    |  |              |  | PAGE 1 of 2 | 6 |
|---------------------------|--|--------------|--|-------------|---|
| VALUATION SUMMARY         |  |              |  | STANDARD    |   |
| VALUATION BY              |  | Tax Group: 6 |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  |              |  | 380,408     |   |
| TOTAL MARKET OB/XF VALUE  |  |              |  | 14,666      |   |
| TOTAL LAND VALUE - MARKET |  |              |  | 45,850      |   |
| TOTAL MARKET VALUE        |  |              |  | 440,924     |   |
| SOH/AGL Deduction         |  |              |  | 143,225     |   |
| ASSESSED VALUE            |  |              |  | 297,699     |   |
| TOTAL EXEMPTION VALUE     |  | HX HB        |  | 50,000      |   |
| BASE TAXABLE VALUE        |  |              |  | 247,699     |   |
| TOTAL JUST VALUE          |  |              |  | 440,924     |   |
| NCON VALUE                |  |              |  | 0           |   |
| INCOME VALUE              |  |              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  |              |  | 426,174     |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 21006844   | REPAIR/RRF  | 20,000 | 05/26/2021 |
| E22571     | ELEC OTHER  | 0      | 04/01/2010 |
| M5717      | REMODEL     | 0      | 02/01/2002 |

| SALES DATA                   |            |           |     |     |        |
|------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number            | DATE       | TYPE INST | Q U | V I | RSN CD |
| 1831/0594                    | 12/12/2012 | WD        | U   | I   | 12     |
|                              |            |           |     |     | 63,000 |
| GRANTOR: FANNIE MAE          |            |           |     |     |        |
| GRANTEE: CARRIGG DAVID       |            |           |     |     |        |
| 1785/0460                    | 3/26/2012  | CT        | U   | I   | 18     |
|                              |            |           |     |     | 100    |
| GRANTOR: CLERK OF COURT      |            |           |     |     |        |
| GRANTEE: FEDERAL NATIONAL MO |            |           |     |     |        |

#### BUILDING NOTES

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                      |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| APT=[YR=2001] W31 S34 E23 S6 BAS=[YR=1993] W13 S20 W16 N15 W18 S48 E24 UOP=[YR=1993] S8 E44 N8 FGR=[YR=1993] E38 N25 FST=[YR=1993] N7 W10 S7 E10 \$ W10 N7 W26 FST=[YR=1993] W14 S5 E14 N5 \$ S5 W14 S4 FST=[YR=1993] E5 S5 W5 N5 \$ E5 S5 W5 S18 E12 \$ W12 N4 W12 N2 W2 S2 W5 N2 W3 N2 W10 S8 \$ N8 E10 S2 E3 S2 E5 N2 E2 S2 E12 N49 W9 \$ E8 N40 \$ . |  |

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