LOT 12
IN OR 1685/1093
ESMT OR 1858/996

MAIARO JAMES R/LANDAU NANCY C
33258 HALF HITCH DR
CALLAHAN, FL 32011

2024

16-1N-24-2090-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

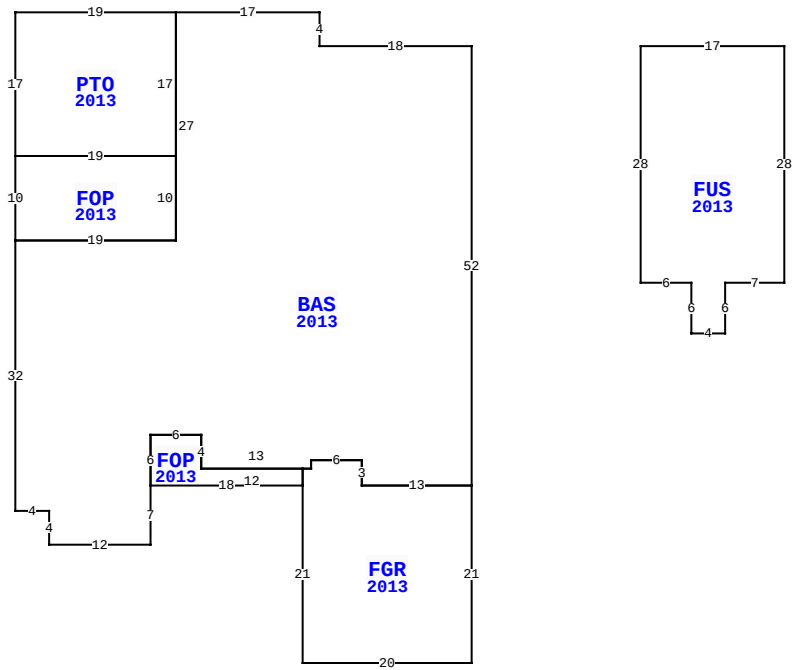
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,455	100	2,455	355,057
FGR	440	55	242	35,000
FOP	60	30	18	2,603
FOP	190	30	57	8,244
FUS	500	100	500	72,313
PTO	323	5	16	2,314
TOTALS	3,968		3,288	475,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,288	101.0160	151.52	498,198	2013	2013	0	0	0	4.55	95.45

1 SFR CUST – 100% - 2014 Heated Area: 2955 HX Base Yr 2014



33258 HALF HITCH DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/28/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		475,530
TOTAL MARKET OB/XF VALUE		4,301
TOTAL LAND VALUE - MARKET		139,200
TOTAL MARKET VALUE		619,031
SOH/AGL Deduction		286,286
ASSESSED VALUE		332,745
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		282,745
TOTAL JUST VALUE		619,031
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		574,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327113	CO ISSUED	0	12/23/2014
M1318697	H/AC	0	08/01/2013
B27113	NEW CONSTR	329,954	04/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1685/1093	6/14/2010	WD	U	V	11	49,300
GRANTOR: FARM CREDIT OF NORTH						
GRANTEE: MAIARO JAMES R & NA						
1644/1563	10/01/2009	WD	U	V	12	100
GRANTOR: PETERS ROBERT L & JOD						
GRANTEE: FARM CREDIT OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W18 N4 W17 PTO=[YR=2013] W19 S17 FOP=[YR=2013] S10 E19 N10 W19$ E19 N17$ S27 W19 S32 E4 S4 E12 N7 FOP=[YR=2013] E18 FGR=[YR=2013] S21 E20 N21 W13 N3 W6 S1 W1 S2$ N2 W12 N4 W6 S6$ N6 E6 S4 E13 N1 E6 S3 E13 N52$ PTR= E20 FUS=[YR=2013] E17 S28 W7 S6 W4 N6 W6 N28$ W20$.

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	0811	CONCRETE B	0	100	0	0	880.00	SF	5.20	5.20	100	2013	2013	3	94	4,301	

LAND DESCRIPTION

TOTAL OB/XF 4,301

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	000115	C	SFR ACRES	100		PUD	0.00	0.00	6.30	AC		1.00	1.00	1.00	20,000.00	20,000.00	126,000							
2	009605	C	WETLANDS	100		PUD	0.00	0.00	2.20	AC		1.00	1.00	1.00	6,000.00	6,000.00	13,200							

REVIEW DATE 01/30/2019 BY TWA Total Acres: 8.50 Total Land Value: 139,200 Market: 0 Agricultural: 0 Common: 139,200 PRINTED 08/06/2024 BY SYS