

LOT 14
IN OR 1427/1663
ESMT OR 1532/317

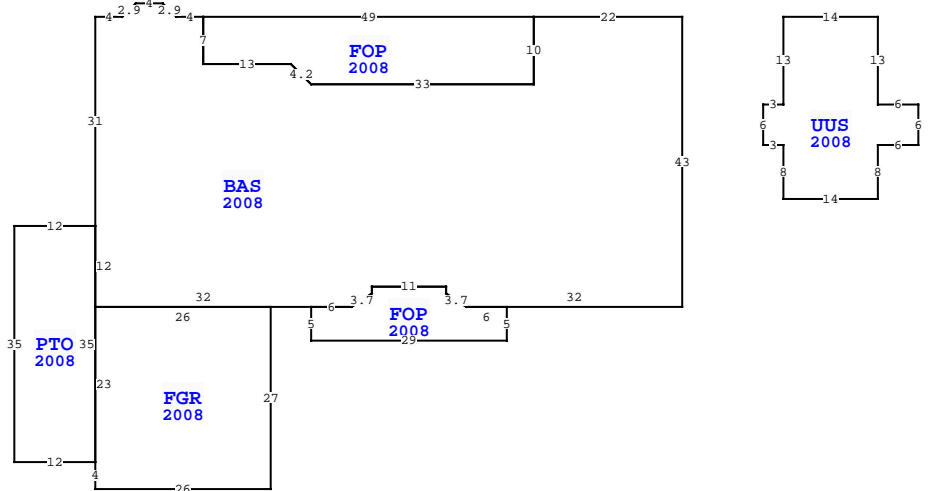
STEVENS VICKIE
33352 HALF HITCH DR
CALLAHAN, FL 32011

2024

16-1N-24-2090-0014-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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
BAS	3,268	100	3,268
FGR	702	55	386
FOP	184	30	55
FOP	447	30	134
PTO	420	5	21
UUS	432	50	216
TOTALS	5,453		4,080
			502,450

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2009								
Heated Area: 3268						HX Base Yr 2009					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			502,450
TOTAL MARKET OB/XF VALUE			12,154
TOTAL LAND VALUE - MARKET			129,600
TOTAL MARKET VALUE			644,204
SOH/AGL Deduction			338,276
ASSESSED VALUE			305,928
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			250,928
TOTAL JUST VALUE			644,204
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			648,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13554	MECH OTHER	0	01/01/2008
E20214	ELEC OTHER	2,500	11/01/2007
P12819	OTHER	0	11/01/2007
B20629	NEW CONSTR	350,000	10/01/2007
R10772	REPAIR/RRF	11,000	10/01/2007
B20629	NEW CONSTR	350,000	10/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1427/1663	7/13/2006	WD	Q	V		99,900

GRANTOR: TUPELO PLANTATION DEV
GRANTEE: STEVENS CHARLES & V

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2008
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2008
3	0825	BRICK	0	100	0	44.00	SF	12.50	12.50	100	2008
4	0600	SUMMER KIT	0	100	0	1.00	UT	5,000.00	5,000.00	100	2008
5	0812	CONCRETE C	0	100	0	1,351.00	SF	4.00	4.00	100	2008

TOTAL OB/XF												12,154			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	000115	C	SFR ACRES	100		PUD	0.00	0.00	5.70	AC	1.00				
2	009605	C	WETLANDS	100		PUD			2.60	AC	1.00				

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2008] W22 FOP=[YR=2008] W49 S7 E13 D3 R3 E33 N10\$ S10 W33 U3 L3 W13 N7 W4 U2 L2 W4 D2 L2 W4 S31 PTO=[YR=2008] W12 S35 E12 FGR=[YR=2008] S4 E26 N27 W26 S23\$ N35\$ S12 E32 FOP=[YR=2008] S5 E29 N5 W6 U2 L3 N1 W11 S1 D2 L3 W6\$ E6 U2 R3 N1 E11 S1 D2 R3 E32 N43\$ PTR=E15 UUS=[YR=2008] E14 S13 E6 S6 W6 S8 W14 N8 W3 N6 E3 N13\$ W15\$.											

LAND DESCRIPTION												TOTAL OB/XF				12,154			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T								
1	000115	C	SFR ACRES	100		PUD	0.00	0.00	5.70	AC	1.00								
2	009605	C	WETLANDS	100		PUD			2.60	AC	1.00								