

PT OF NE1/4 OF SE1/4
1996 GENA SW
IN OR 958/858

BENOIT DAVID & SARAH FAMILY TRUST/BENOIT DAVID TRU
44283 WHISTLE STOP TRAIL
CALLAHAN, FL 32011

2024

16-1N-25-0000-0005-0050



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2												
Exterior Wall	23	REINF CONC 50	0900	01	3,437	94.8060	118.51	407,319	2008	2008	0	0	7.25	92.75	VALUATION SUMMARY												
Exterior Wall	31	HARDIE BRD 50	2 SNGL FAM - 100% - 2003													Heated Area: 2742											
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2003											
Roof Cover	03	COMP SHNGL 100																									
Interior Wall	05	DRYWALL 100																									
Interior Floo	13	LVT/LAMMT 50																									
Interior Floo	14	CARPET 50																									
Air Condition	03	CENTRAL 100														Tax Group: 6											
Heating Type	04	AIR DUCTED 100																									
Bedrooms	4	100																									
Bathrooms	3.5	100																									
Frame	04	REIN CONC 100																									
Stories	2.	2. 100														Tax Dist:											
Units	0	100																									
Occupancy	00	NONE 100																									
Quality	01	Quality Level 01																									
DOR CODE	5000	IMPROVED AG																									
MAP NUM	8026.00		PTO 2008													STANDARD											
NEIGHBORHOOD/LOC	8026.00		FGR 2008													BUILDING MARKET VALUE											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS 2008													TOTAL MARKET OB/XF VALUE									
BAS	1,120	100	1,120	123,108	SFE 2008													TOTAL LAND VALUE - MARKET									
FGR	680	55	374	41,110	FOP 2008													TOTAL MARKET VALUE									
FOP	486	30	146	16,048	FUS 2008													SOH/AGL Deduction									
FUS	1,550	100	1,550	170,373	FOP 2008													ASSESSED VALUE									
PTO	100	5	5	550	FOP 2008													TOTAL EXEMPTION VALUE									
SFB	90	80	72	7,914	FOP 2008													HX HB VX									
UUS	340	50	170	18,686	FOP 2008													BASE TAXABLE VALUE									
TOTALS	4,366		3,437	377,788	44283 WHISTLE STOP TRL, CALLAHAN													TOTAL JUST VALUE									
EXTRA FEATURES					BLD DATE													LGL DATE									
					XF DATE													LAND DATE									
					INC DATE													AG DATE									
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	05/19/2023 MLU											
1	0940	SHEDS/PORT	0 100	10 8	80.00	SF	30.00	30.00	100	2001	2001	3	20	480		BUILDING NOTES											
2	0810	CONCRETE A	0 100	24 16	384.00	SF	6.50	6.50	100	2001	2001	3	80	1,997		BUILDING DIMENSIONS											
3	0940	SHEDS/PORT	0 100	14 10	140.00	SF	19.50	19.50	100	2004	2004	3	22	601		BAS=[YR=2008] W9 PTO=[YR=2008] N10 W10 S10 E10\$ W23											
4	0201	BARN WD 10	0 100	55 55	3,025.00	SF	17.00	17.00	100	2005	2005	3	40	20,570		FGR=[YR=2008] W22 S35 FOP=[YR=2008] S9 E54 N9 W32											
5	0940	SHEDS/PORT	0 100	24 10	240.00	SF	30.00	30.00	100	2005	2005	3	24	1,728		SFB=[YR=2008] N10 W9 S10 E9\$ W22\$ E13 N10 E9 N25\$ S35 E32											
6	0504	FP-ELECTRI	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	92	1,840		N35\$ PTR= N20 FUS=[YR=2008] N18 UUS=[YR=2008] N17 E20 S17											
7	0812	CONCRETE C	0 100	0 0	2,019.00	SF	4.00	4.00	100	2008	2008	3	89	7,188		W20\$ E20 N17 E34 S35 W54\$ S20\$.											
8	0810	CONCRETE A	0 100	26 11	286.00	SF	6.50	6.50	100	2008	2008	3	89	1,655													
9	0351	CARPORT MT	2 100	40 16	640.00	SF	5.00	5.00	100	2024	2022		97	3,104													
LAND DESCRIPTION					TOTAL OB/XF													39,163									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000										
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	49.60	AC		1.00	1.00	1.00	370.00	370.00	18,352										
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	49.60	AC		1.00	1.00	1.00	8,000.00	8,000.00	396,800										
REVIEW DATE 01/06/2023 BY KWA Total Acres: 50.60 Total Land Value: 53,352 Market: 396,800 Agricultural: 18,352 Common: 35,000 PRINTED 08/06/2024 BY SYS																											

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