

HARRISON THOMAS & CARRIE
44090 WOODLAND AVENUE
CALLAHAN, FL 32011

16-1N-25-2912-0003-0090



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

03BD/BTN AVG 100

RooF Structur

03GABLE/HIP 100

Roof Cover

12MODULAR MT 100

Interior Wall

05DRYWALL 80

Interior Wall

01MINIMUM 20

Interior Floo

03CONC FINSH 90

Interior Floo

01NONE 10

Air Condition

01NONE 100

Heating Type

01NONE 100

Bedrooms

0 100

Bathrooms

0 100

Frame Stories

02WOOD FRAME 100

Units

1.51.5 100

Occupancy

00NONE 100

Quality

04Quality Level 04

DOR CODE

0700MISC RESIDENTIAL

MAP NUM

MKT AREA08

NEIGHBORHOOD/LOC

8005.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

576

100

576

11,828

FOP

96

30

29

596

SFB

240

80

192

3,943

UST

384

45

173

3,553

UUS

384

50

192

3,943

TOTALS

1,680

1,162

23,862

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 0300 BOAT DCK W 0 0 4 12 48.00 SF 24.00 24.00 100 2004 2004 3 36 415

2 0940 SHEDS/PORT 0 0 13 17 221.00 SF 30.00 30.00 100 2005 2005 3 24 1,591

3 0810 CONCRETE A 0 0 5 28 140.00 SF 6.50 6.50 100 2005 2005 3 86 783

4 0819 CONC 12" 0 0 15 24 360.00 SF 4.75 4.75 100 2005 2005 3 86 1,471

5 0810 CONCRETE A 0 0 0 0 195.00 SF 6.50 6.50 100 2005 2005 3 86 1,090

6 1131 REINFR 8 0 0 4 24 96.00 SF 6.30 6.30 100 2005 2005 3 96 581

7 0300 BOAT DCK W 0 0 10 24 240.00 SF 40.00 40.00 100 2005 2005 3 40 3,840

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1 000700 C MISC RES 0 OR 0.00 0.00 1.00 LT 1.00 1.00 0.50 50,000.00 25,000.00 25,000

REVIEW DATE 02/27/2024 BY KBA Total Acres: 0.00 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

6500 01 1,162 79.2750 27.75 32,246 2005 2005 0 0 26.00 74.00

1 GARAGE RES - 0% - 0 Heated Area: 768 HX Base Yr

24 FOP 2005

24 SFB 2005

24 BAS 2005

24 UUS 2005

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/23/2023 MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 1

6

VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 6 Tax Dist:

BUILDING MARKET VALUE 23,862

TOTAL MARKET OB/XF VALUE 9,771

TOTAL LAND VALUE - MARKET 25,000

TOTAL MARKET VALUE 58,633

SOH/AGL Deduction 0

ASSESSED VALUE 58,633

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 58,633

TOTAL JUST VALUE 58,633

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 59,946

SALES DATA

OFF RECORD NumberDATETYPE INST Q U V I RSN CD SALE PRICE

1482/08333/02/2007WD U I 06100

GRANTOR: AUCHTER GEORGE D & PA

GRANTEE: HARRISON THOMAS & C