IN OR 2144/1618

JOUDI JENNIFER/YOUNG STEPHEN (JT/RS)
45112 WHITFIELD RD
CALLAHAN, FL 32011

2024

19-2N-25-0000-0104-0010

BUILDING CHARACTERISTICS

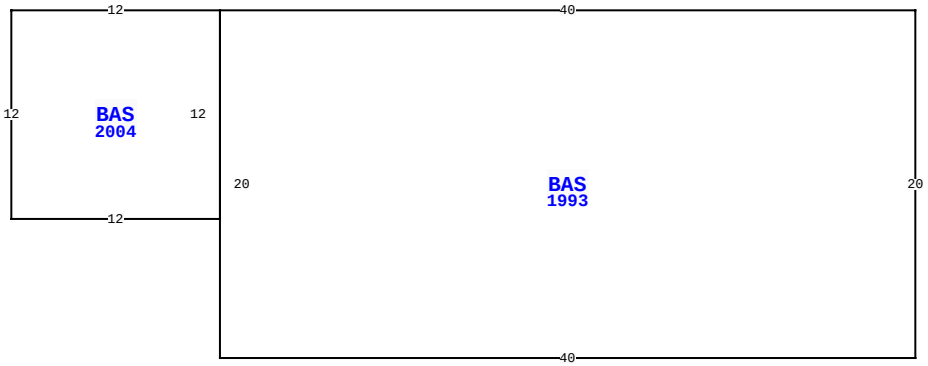
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	89,744
BAS	144	100	144	16,154
TOTALS	944		944	105,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	944	133.0560	126.40	119,322	1958	2000	0	0	0	11.25	88.75

1 SINGLE FAM – 100% - 2019 Heated Area: 944 HX Base Yr 2019



45112 WHITFIELD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		105,898
TOTAL MARKET OB/XF VALUE		499
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		141,397
SOH/AGL Deduction		44,807
ASSESSED VALUE		96,590
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		46,590
TOTAL JUST VALUE		141,397
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2144/1618	8/31/2017	WD	Q	I	01	115,900
GRANTOR: SCHENK JEFFREY M						
GRANTEE: JOUDI JENNIFER & ST						
1523/1494	9/06/2007	WD	U	I	05	12,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: SCHENK JEFFREY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 BAS=[YR=2004] W12 S12 E12 N12$ S20 E40 N20$
.

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	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2017	2017	3	78	499	

LAND DESCRIPTION

TOTAL OB/XF 499

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS