PT SEC 21-2N-25E
IN OR 946/1954 PARCEL B
ESMT IN OR 2674-1677

SMITH RUTH BYRD ET AL/WYNDAM MICHAELA
1440 EDGEWOOD AVE W, PO BOX 9502
JACKSONVILLE, FL 32208

2024

21-2N-25-0000-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

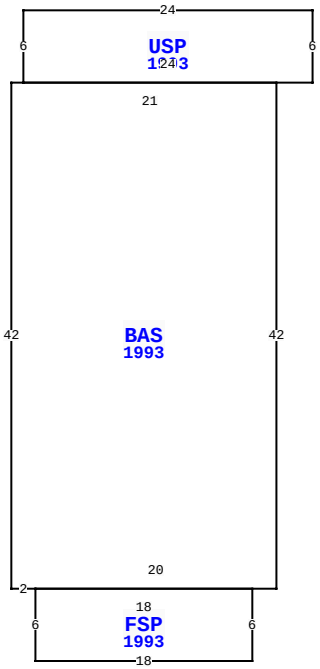
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	44,537
FSP	108	40	43	2,073
USP	144	30	43	2,073
TOTALS	1,176		1,010	48,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,010	93.9600	89.26	90,153	1946	1946	0	0	0	46.00	54.00

1 SINGLE FAM – 0% - 0 Heated Area: 924 HX Base Yr



45002 BENRAY LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	48,683
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	30,100
TOTAL MARKET VALUE	78,783
SOH/AGL Deduction	14,701
ASSESSED VALUE	64,082
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,082
TOTAL JUST VALUE	78,783
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P7452	OTHER	0	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2551/1596	4/01/2022	FJ	U	I	11	0
GRANTOR: WYNDAM MARISSA MERRIC						
GRANTEE: WYNDAM MICHAELA						
0946/1954	8/28/2000	QC	U	I	01	100
GRANTOR: BYRD JEAN ANN						
GRANTEE: WYNDAM MARISSA ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W24 S6 BAS=[YR=1993] W1 S42 E2 FSP=[YR=1993] S6 E18 N6 W18$ E20 N42 W21$ E24 N6$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0007	OR	0.00	0.00	0.86	AC		1.00	1.00	1.00	35,000.00	35,000.00	30,100							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.86 Total Land Value: 30,100 Market: 0 Agricultural: 0 Common: 30,100 PRINTED 08/06/2024 BY SYS