LOTS 1291 & S-1 OF 1296
IN OR 2570/1809
& PT ABND FLA AV RESOLUTION

BEASLEY TIMOTHY C
11220 NEW BERLIN ROAD
JACKSONVILLE, FL 32218

2024

23-1N-24-2180-1291-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

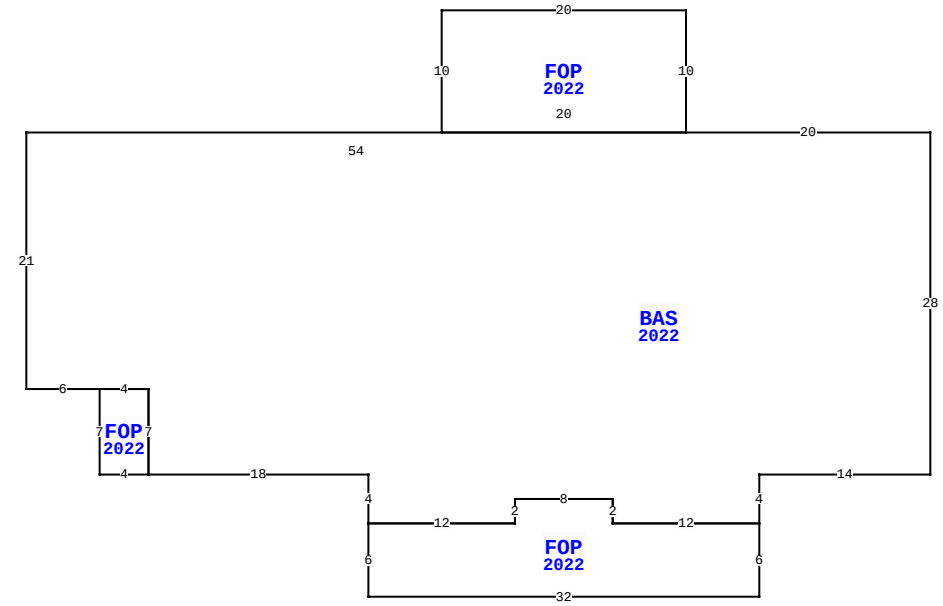
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,114	100	2,114	313,337
FOP	28	30	8	1,186
FOP	200	30	60	8,893
FOP	208	30	62	9,190
TOTALS	2,550		2,244	332,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,244	118.5800	148.22	332,606	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2023 Heated Area: 2114 HX Base Yr



32500 CROSSFIRE TR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	332,606
TOTAL MARKET OB/XF VALUE	4,850
TOTAL LAND VALUE - MARKET	198,450
TOTAL MARKET VALUE	535,906
SOH/AGL Deduction	918
ASSESSED VALUE	534,988
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	534,988
TOTAL JUST VALUE	535,906
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	486,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014251	CO ISSUED	0	09/19/2022
22000691	NEW CONSTR	322,348	01/12/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2570/1809	6/13/2022	WD	U	V	11	100

GRANTOR: MESSER CHRISTOPHER B
GRANTEE: BEASLEY TIMOTHY C

2375/0933	6/10/2020	WD	U	V	11	100

GRANTOR: BEASLEY TIMOTHY C
GRANTEE: MESSER CHRISTOPHER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 FOP=[YR=2022] N10 W20 S10 E20$ W54 S21 E6 FOP=[YR=2022] S7 E4 N7 W4$ E4 S7 E18 S4 FOP=[YR=2022] S6 E32 N6 W12 N2 W8 S2 W12$ E12 N2 E8 S2 E12 N4 E14 N28$.

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	0351	CARPORT MT	0	0	25	20	500.00	SF	10.00	10.00	100	2022	2022	3	97	4,850	

LAND DESCRIPTION

TOTAL OB/XF 4,850

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		OR	0.00	0.00	13.23	AC		1.00	1.00	1.00	15,000.00	15,000.00	198,450							

REVIEW DATE 05/08/2024 BY TWA Total Acres: 13.23 Total Land Value: 198,450 Market: 0 Agricultural: 0 Common: 198,450 PRINTED 08/06/2024 BY SYS