

BLK 1 LOT 3
IN OR 2721/1931(EX PT IN
OR 1248/1341 & OR 1738/1579)

PUMPHREY CYNTHIA & CLYDE PHILIP
43146 EVADA ST
CALLAHAN, FL 32011

2024

24-1N-24-0750-0001-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	15	CONC BLOCK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	2	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
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NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,008	100	2,008	214,492
BAS	462	100	462	49,351
FGR	960	55	528	56,400
FOP	90	30	27	2,884
FOP	180	30	54	5,769
FSP	230	40	92	9,828

TOTALS	3,930		3,171	338,722
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	38	26	988.00	SF	5.20	5.20	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	
3	0810	CONCRETE A	0	0	29	6	174.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	7.31	AC	

REVIEW DATE	05/07/2021	BY	TW
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	3,171	96.3240	120.40	381,788	1994	2000	0	0	0	11.28	88.72	
2 SNGL FAM - 0% - 2023													
Heated Area: 2470 HX Base Yr													
43146 EVADA ST, CALLAHAN													
BLD DATE		10/10/2013		KK		LGL DATE		05/24/2023		MLU			
XF DATE						LAND DATE							
INC DATE						AG DATE							

TOTAL OB/XF													
11,928													

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11,928													

Market:	0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	362,664		
TOTAL MARKET OB/XF VALUE	11,928		
TOTAL LAND VALUE - MARKET	116,960		
TOTAL MARKET VALUE	491,552		
SOH/AGL Deduction	1,759		
ASSESSED VALUE	489,793		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	489,793		
TOTAL JUST VALUE	491,552		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	446,195		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011633	GARAGE	28,980	12/21/2020
B24875	ADDITION	2,500	07/01/2011
C5338	C0 ISSUED	0	05/02/2011
M16108	H/AC	0	04/01/2011
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P14741	NEW CONSTR	0	04/01/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2721/1931	6/20/2024	WD	Q	I	01	645,000	
GRANTOR: CERVANTES JOSE M & DI							
GRANTEE: PUMPHREY CYNTHIA &							
2294/1046	7/26/2019	WD	Q	I	01	350,000	
GRANTOR: SCHIEVING WILLEM HERM							
GRANTEE: CERVANTES JOSE M &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=1996] W9 FSP=[YR=2019] W23 BAS=[YR=1996] W16 U3 L3 W7 D3 L3 W8 S10 FGR=[YR=2000] W32 S30E32 BAS=[YR=2000] E22 N21 W22 S21 \$N30 \$ S9 E22 S21 E1 FOP=[YR=1996] S6 E30 N6 W30 \$ E46 N30 W32 N10\$ S10 E23 N10\$ S10 E9 N10\$.											

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