BLOCK 3 LOT 8 (EX S-1)
R583689
IN OR 1912/504 SEC 24-1N-24

JARVIS KENNETH & ANNETTE
43257 CLAXTON CIRCLE
CALLAHAN, FL 32011

2024

24-1N-24-0750-0003-0080

BUILDING CHARACTERISTICS

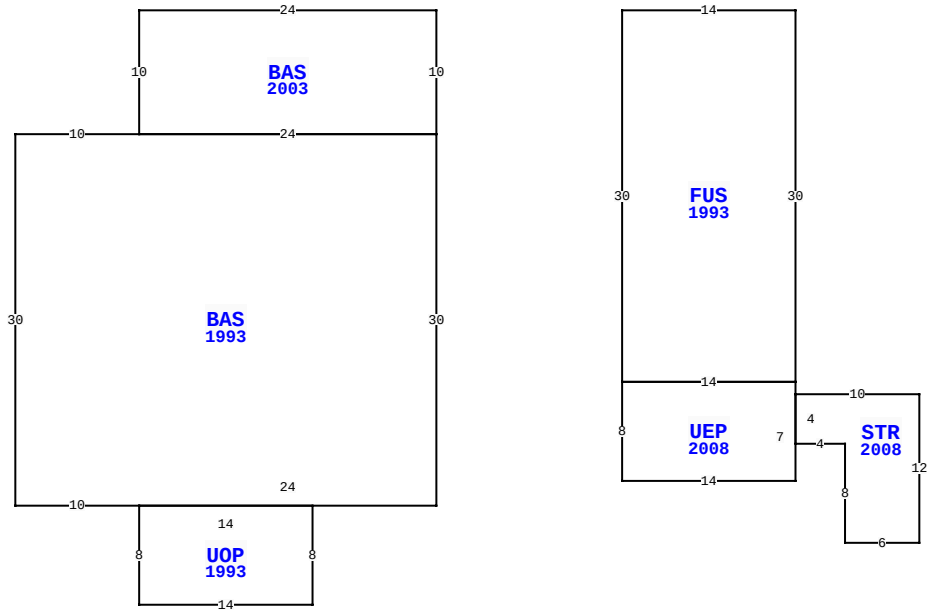
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,020	100	1,020	91,430
BAS	240	100	240	21,513
FUS	420	100	420	37,648
STR	88	10	9	807
UEP	112	60	67	6,005
UOP	112	20	22	1,972
TOTALS	1,992		1,778	159,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,778	113.0000	107.35	190,868	1985	1990	0	0	0	16.50	83.50

3 SINGLE FAM – 100% - 2017 Heated Area: 1680 HX Base Yr 2017



43257 CLAXTON CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		303,272
TOTAL MARKET OB/XF VALUE		20,020
TOTAL LAND VALUE - MARKET		296,000
TOTAL MARKET VALUE		619,292
SOH/AGL Deduction		384,478
ASSESSED VALUE		234,814
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		184,814
TOTAL JUST VALUE		619,292
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		615,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5350	CO ISSUED	0	07/20/2011
P14821	NEW CONSTR	0	06/01/2011
MH013700	MH MOVE-ON	0	12/01/2001
3673	MH MOVE-ON	0	11/01/2001
87713407	NEW CONSTR	0	11/01/2001
MH013407	MH MOVE-ON	0	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1912/0504	3/26/2014	WD	U	I	37	75,000
GRANTOR: CLAXTON BEAU & PHYLLI						
GRANTEE: JARVIS KENNETH & AN						
1854/1679	5/03/2013	WD	U	I	11	100
GRANTOR: CLAXTON BEAU & PHYLLI						
GRANTEE: CLAXTON BEAU & PHYL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W24 S10 BAS=[YR=1993] W10 S30 E10
UOP=[YR=1993] S8 E14 N8 W14 $ E24 N30 W24 $ E24 N10 $PTR=
E15 FUS=[YR=1993] E14 S30 UEP=[YR=2008] S1 STR=[YR=2008]
E10 S12 W6 N8 W4 N4 $ S7 W14 N8 E14$ W14 N30$ W15$.

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
3	0810	CONCRETE A	0	100	0	0	424.00	SF	6.50	6.50	100	1985	1985	3	47	1,295	
4	0510	GARAGE WD-	0	100	55	30	1,650.00	SF	35.00	35.00	100	1992	1992	3	20	11,550	
5	0812	CONCRETE C	0	100	55	26	1,430.00	SF	4.00	4.00	100	1992	1992	3	64	3,661	
6	0810	CONCRETE A	0	100	16	4	64.00	SF	6.50	6.50	100	2005	2005	3	86	358	
7	0810	CONCRETE A	0	100	22	4	88.00	SF	6.50	6.50	100	2005	2005	3	86	492	
8	0681	POLE SHED	0	100	37	12	444.00	SF	15.00	15.00	100	2005	2005	3	40	2,664	

LAND DESCRIPTION

TOTAL OB/XF 20,020

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	000115	C	SFR ACRES	100		OR	0.00	0.00	19.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	266,000							

REVIEW DATE 03/19/2024 BY WWA Total Acres: 20.00 Total Land Value: 296,000 Market: 0 Agricultural: 0 Common: 296,000 PRINTED 08/06/2024 BY SYS

BLOCK 3 LOT 8 (EX S-1)
R583689
IN OR 1912/504 SEC 24-1N-24

JARVIS KENNETH & ANNETTE
43257 CLAXTON CIRCLE
CALLAHAN, FL 32011

2024

24-1N-24-0750-0003-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

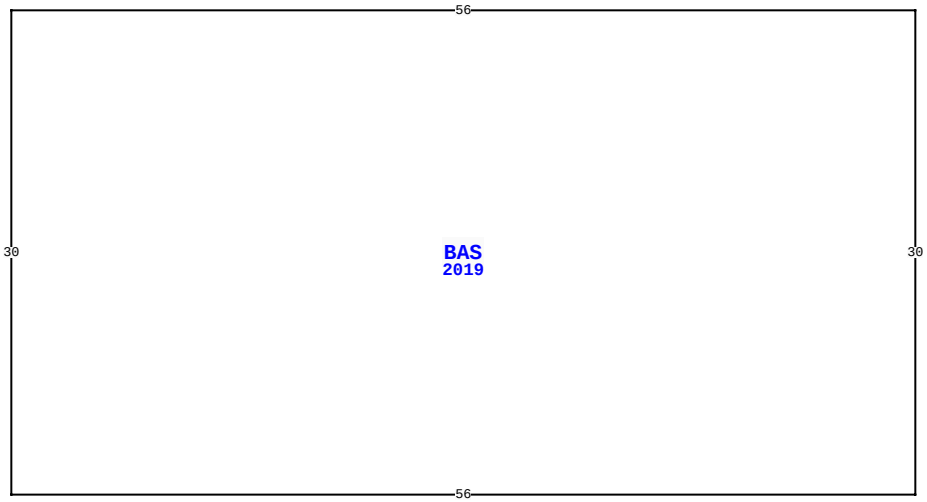
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
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	1,680	100	1,680	143,897
TOTALS	1,680		1,680	143,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	122.8000	92.10	154,728	2018	2018	0	0	0	7.00	93.00

13 M/H 94+ – 0% - 2017 Heated Area: 1680 HX Base Yr 2017



43257 CLAXTON CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
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BASE TAXABLE VALUE		184,814
TOTAL JUST VALUE		619,292
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		615,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003310	MH MOVE-ON	0	11/01/2000
MH992599	MH MOVE-ON	0	01/03/1999
MH94632	MH MOVE-ON	674	10/01/1994
9152	MH MOVE-ON	5,000	12/17/1992
7413	MH MOVE-ON	5,000	08/08/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1912/0504	3/26/2014	WD	U	I	37	75,000
GRANTOR: CLAXTON BEAU & PHYLLI						
GRANTEE: JARVIS KENNETH & AN						
1854/1679	5/03/2013	WD	U	I	11	100
GRANTOR: CLAXTON BEAU & PHYLLI						
GRANTEE: CLAXTON BEAU & PHYL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W56 S30 E56 N30$.

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

REVIEW DATE 03/19/2024 BY WWA Total Acres: 20.00 Total Land Value: 296,000 Market: 0 Agricultural: 0 Common: 296,000 PRINTED 08/06/2024 BY SYS