PT OF SW1/4 OF NW1/4 OF NE1/4
IN OR 1285/1254
ESMT PT OR 807/1972

ELMORE JAMIE L & YAKESHIA T
P O BOX 25
CALLAHAN, FL 32034

2024

24-2N-24-0000-0008-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

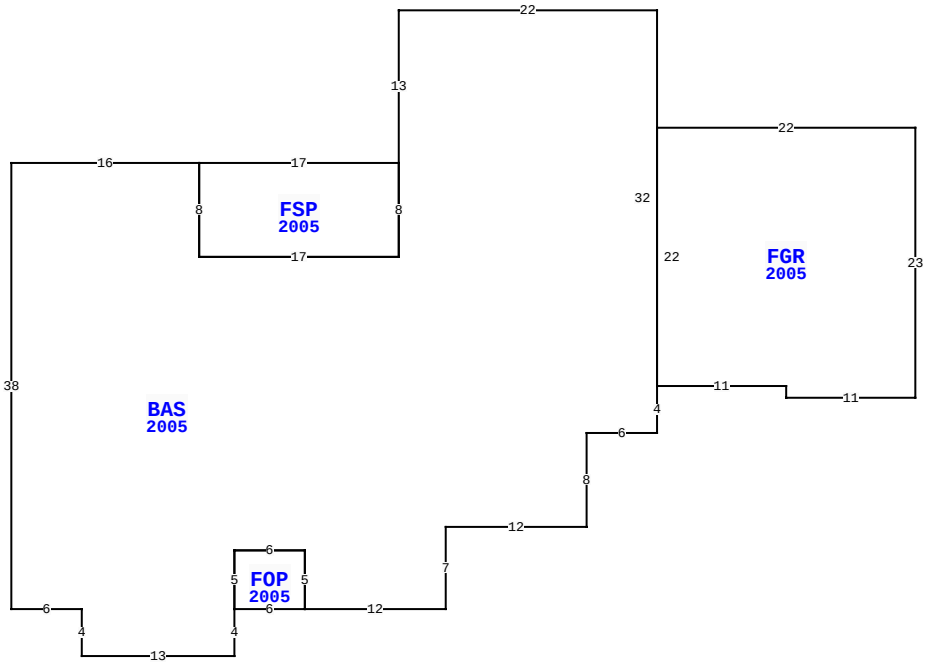
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,088	100	2,088	263,152
FGR	495	55	272	34,280
FOP	30	30	9	1,134
FSP	136	40	54	6,806
TOTALS	2,749		2,423	305,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,423	116.5612	145.70	353,031	2005	2005	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2004 Heated Area: 2088 HX Base Yr 2004



45124 MARIGOLD LN, 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:	
BUILDING MARKET VALUE		305,372
TOTAL MARKET OB/XF VALUE		11,209
TOTAL LAND VALUE - MARKET		65,700
TOTAL MARKET VALUE		382,281
SOH/AGL Deduction		213,783
ASSESSED VALUE		168,498
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		118,498
TOTAL JUST VALUE		382,281
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509757	H/AC	0	05/01/2005
M0509792	H/AC	0	05/01/2005
E14728	ELEC OTHER	3,000	04/01/2005
P09345	OTHER	0	04/01/2005
R07352	REPAIR/RRF	5,300	03/01/2005
B14783	NEW CONSTR	151,583	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1285/1254	1/04/2005	QC	U	I	01	100
GRANTOR: ELMORE JAMIE L						
GRANTEE: EMORE JAMIE L & YAK						
0811/0381	10/24/1997	QC	U	V	06	3,300
GRANTOR: GLOVER GERTRUDE						
GRANTEE: ELMORE JAMIE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W22 S13 FSP=[YR=2005] W17 S8 E17 N8$ S8 W17 N8 W16 S38 E6 S4 E13 N4 FOP=[YR=2005] E6 N5 W6 S5$ N5 E6 S5 E12 N7 E12 N8 E6 N4 FGR=[YR=2005] E11 S1 E11 N23 W22 S22 $ N32$.

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	0510	GARAGE WD-	0	100	20	19	380.00	SF	35.00	35.00	100	2005	2005	3	40	5,320	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	89	1,780	
3	0810	CONCRETE A	0	100	0	0	735.00	SF	6.50	6.50	100	2005	2005	3	86	4,109	

LAND DESCRIPTION

TOTAL OB/XF 11,209

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	0007	OR	0.00	0.00	2.19	AC		1.00	1.00	1.00	30,000.00	30,000.00	65,700							

REVIEW DATE 07/21/2021 BY TWA Total Acres: 2.19 Total Land Value: 65,700 Market: 0 Agricultural: 0 Common: 65,700 PRINTED 08/06/2024 BY SYS