PT OF SEC 25-2N-23E
IN OR 2442/1471
UTIL ESMT IN OR 2480-961

CHORETTE JEWEL/
PO BOX 2269
CALLAHAN, FL 32011

2024

25-2N-23-0000-0001-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

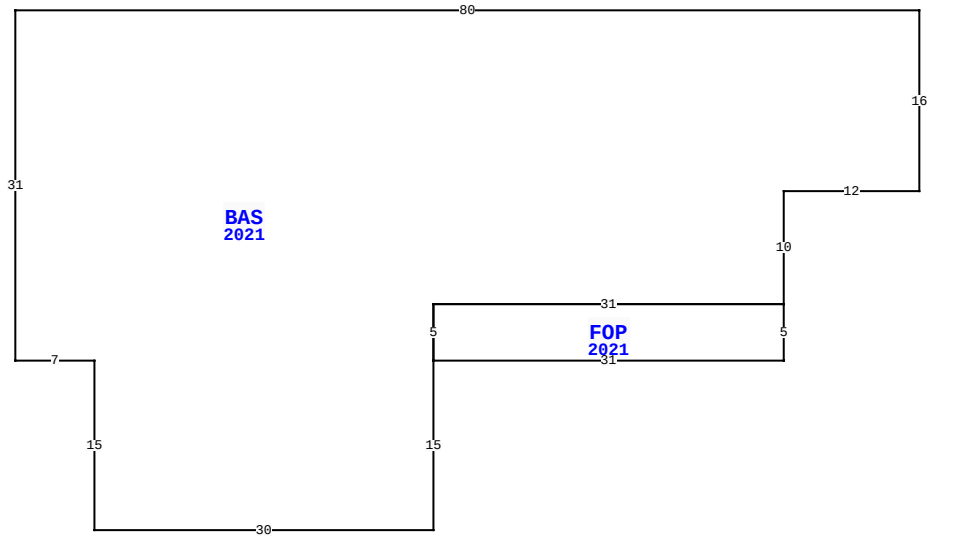
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,595	100	2,595	251,308
FOP	155	30	46	4,455
TOTALS	2,750		2,641	255,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,641	121.6608	97.33	257,049	2021	2021	0	0	0	0.50	99.50

1 SFR MODULR – 100% - 2022 Heated Area: 2595 HX Base Yr 2022



6201 PAULS WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		267,335
TOTAL MARKET OB/XF VALUE		3,465
TOTAL LAND VALUE - MARKET		201,000
TOTAL MARKET VALUE		304,535
SOH/AGL Deduction		100,748
ASSESSED VALUE		203,787
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		148,787
TOTAL JUST VALUE		471,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004897	GARAGE	18,132	08/12/2022
21009387	MODULAR HM	190,000	07/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
9999/9999	3/11/2021	CN	Q	V	01	135,000
GRANTOR: WEST SALLY H & BETTY						
GRANTEE: CHORETTE JEWEL						
2407/0714	11/10/2020	WD	U	V	11	100
GRANTOR: TAYLOR BETTY A & SALL						
GRANTEE: TAYLOR BETTY A & SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W80 S31 E7 S15 E30 N15 FOP=[YR=2021] E31 N5 W31 S5$ N5 E31 N10 E12 N16$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 3,465

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	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	415.00	415.00	3,735							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,000							

REVIEW DATE 10/21/2022 BY WW Total Acres: 10.00 Total Land Value: 33,735 Market: 171,000 Agricultural: 3,735 Common: 30,000 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

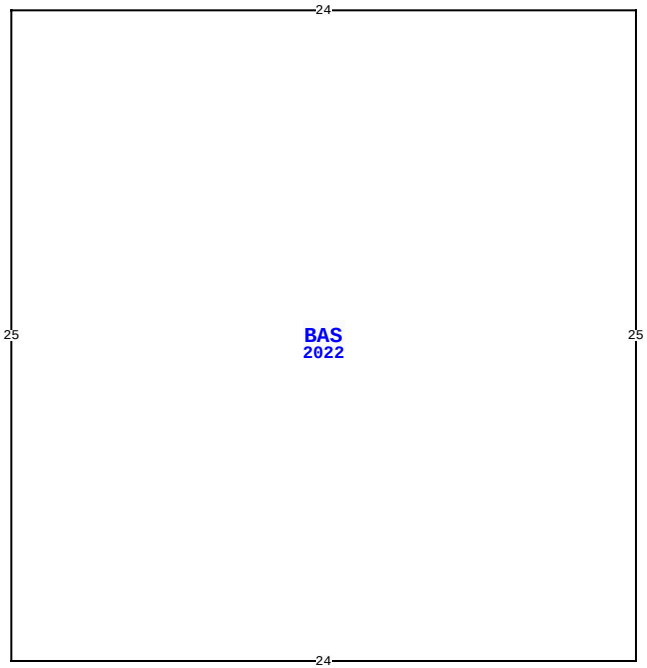
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	11,571
TOTALS	600		600	11,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	55.6600	19.48	11,688	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2022 Heated Area: 600 HX Base Yr 2022



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2407/0714	11/10/2020	WD	U	V	11	100
GRANTOR: TAYLOR BETTY A & SALL						
GRANTEE: TAYLOR BETTY A & SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 S25 E24 N25$.

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 10/21/2022 BY WW Total Acres: 10.00 Total Land Value: 33,735 Market: 171,000 Agricultural: 3,735 Common: 30,000 PRINTED 08/06/2024 BY SYS