PT GOVT LOT 3 IN OR 543/983,
OR 1897/1320 & OR 1897/1323

BENNETT JUDSON B & MELINDA G
PO BOX 873
CALLAHAN, FL 32011-0873

**2024**

**25-2N-24-0000-0003-0030**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 80 |
| Exterior Wall | 10 | ABOVE AVG 20 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 90 |
| Interior Floo | 14 | CARPET 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |

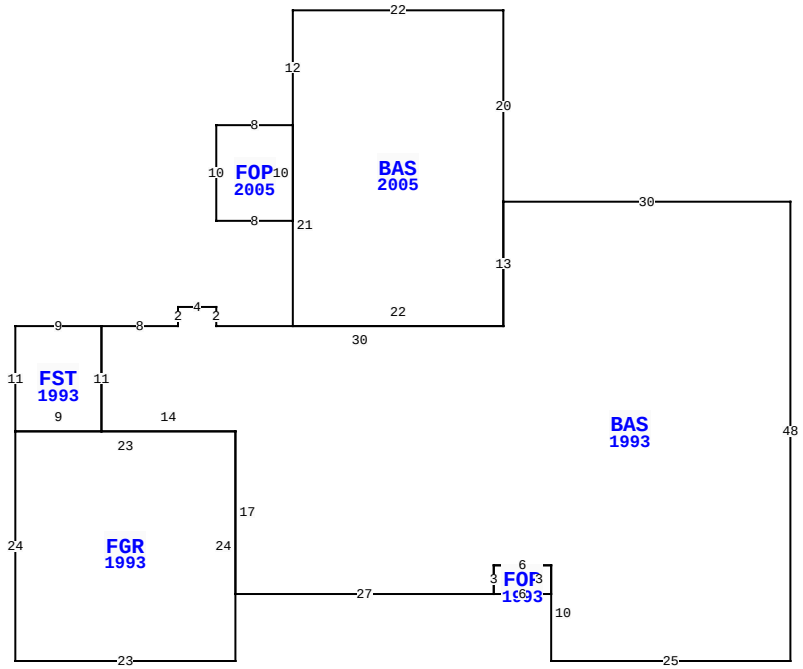
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,333 | 100 | 2,333 | 227,210 |
| BAS | 726 | 100 | 726 | 70,705 |
| FGR | 552 | 55 | 304 | 29,607 |
| FOP | 18 | 30 | 5 | 487 |
| FOP | 80 | 30 | 24 | 2,337 |
| FST | 99 | 55 | 54 | 5,259 |
| TOTALS | 3,808 | | 3,446 | 335,606 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,446 | 99.1116 | 123.89 | 426,925 | 1988 | 1992 | 0 | 0 | 0 | 21.39 | 78.61 |

1 SNGL FAM – 100% - 0 Heated Area: 3059 HX Base Yr




45042 CHEVY RD, 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 | | 384,674 |
| TOTAL MARKET OB/XF VALUE | | 64,761 |
| TOTAL LAND VALUE - MARKET | | 59,700 |
| TOTAL MARKET VALUE | | 509,135 |
| SOH/AGL Deduction | | 211,029 |
| ASSESSED VALUE | | 298,106 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 248,106 |
| TOTAL JUST VALUE | | 509,135 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 496,050 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 1427370 | NEW CONSTR | 0 | 03/01/2014 |
| M10165 | MECH OTHER | 550 | 08/01/2005 |
| B? | ADDITION | 0 | 07/01/2005 |
| R7849 | REPAIR/RRF | 1,400 | 07/01/2005 |
| B0310791 | GARAGE | 29,568 | 01/02/2003 |
| 4952 | NEW CONSTR | 85,856 | 06/10/2988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1897/1320 | 1/06/2014 | QC | U | I | 11 | 100 |
| GRANTOR: REAVES JOHNNY JAMES I | | | | | | |
| GRANTEE: BENNETT JUDSON B & | | | | | | |
| 1897/1323 | 12/23/2013 | QC | U | V | 11 | 100 |
| GRANTOR: REAVES WINIFRED L | | | | | | |
| GRANTEE: BENNETT JUDSON B & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W30 BAS=[YR=2005] N20 W22 S12 FOP=[YR=2005] W8 S10 E8 N10 $ S21 E22 N13 $ S13 W30 N2 W4 S2 W8 FST=[YR=1993] W9 S11 FGR=[YR=1993] S24 E23 N24 W23 $ E9 N11 $ S11 E14 S17 E27 FOP=[YR=1993] E6 N3 W6 S3 $ N3 E6 S10 E25 N48 $ .

## 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 | 1988 | 1988 | 3 | 64 | 2,240 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 20 | 15 | 300.00 | SF | 6.50 | 6.50 | 100 | 2003 | 2003 | 3 | 83 | 1,619 | |
| 3 | 0511 | GARAGE CB- | 0 | 100 | 33 | 29 | 957.00 | SF | 40.00 | 40.00 | 100 | 2003 | 2003 | 3 | 83 | 31,772 | |
| 4 | 0803 | ASPHALT C | 0 | 100 | 0 | 0 | 1,430.00 | SF | 2.00 | 2.00 | 100 | 2003 | 2003 | 3 | 52 | 1,487 | |
| 5 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2005 | 2005 | 3 | 89 | 3,115 | |
| 6 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,616.00 | SF | 10.00 | 10.00 | 100 | 2004 | 2004 | 3 | 84 | 13,574 | |
| 7 | 0462 | ST/AL FNC | 0 | 100 | 94 | 4 | 376.00 | SF | 10.00 | 10.00 | 100 | 2004 | 2004 | 3 | 36 | 1,354 | |
| 8 | 0461 | IRON FENCE | 0 | 100 | 160 | 3 | 480.00 | SF | 8.50 | 8.50 | 100 | 1998 | 1998 | 3 | 81 | 3,305 | |
| 9 | 0803 | ASPHALT C | 0 | 100 | 0 | 0 | 1,366.00 | SF | 2.00 | 2.00 | 100 | 2007 | 2007 | 3 | 60 | 1,639 | |
| 10 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,200.00 | SF | 4.00 | 4.00 | 100 | 2017 | 2017 | 3 | 97 | 4,656 | |

## LAND DESCRIPTION

TOTAL OB/XF 64,761

| 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 | RSF-1 | 0.00 | 0.00 | 1.50 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 45,000 | | | | | | | |
| 2 | 000115 | C | SFR ACRES | 100 | 0006 | RSF-1 | 0.00 | 0.00 | 0.49 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 14,700 | | | | | | | |

REVIEW DATE 07/28/2021 BY TWA Total Acres: 1.99 Total Land Value: 59,700 Market: 0 Agricultural: 0 Common: 59,700 PRINTED 08/06/2024 BY SYS

PT GOVT LOT 3 IN OR 543/983,
OR 1897/1320 & OR 1897/1323

BENNETT JUDSON B & MELINDA G
PO BOX 873
CALLAHAN, FL 32011-0873

**2024**

**25-2N-24-0000-0003-0030**

## 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 | | N/A 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 99 | N/A 100 |
| Heating Type | | N/A 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

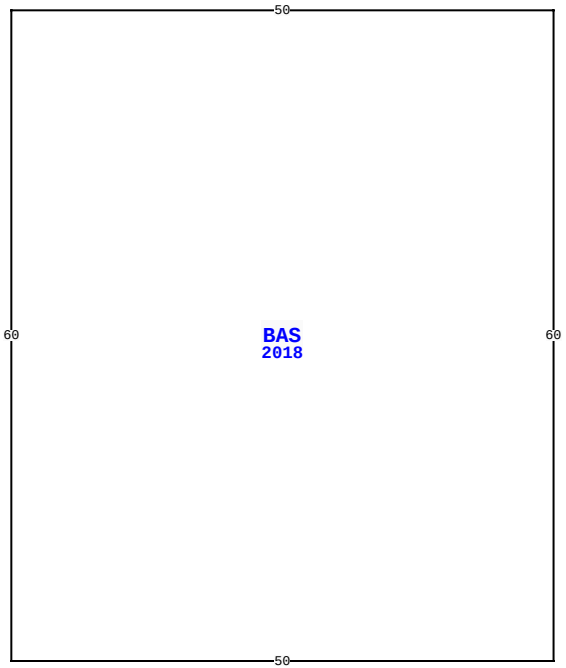
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 3,000 | 100 | 3,000 | 49,068 |
| TOTALS | 3,000 | | 3,000 | 49,068 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 3,000 | 49.7260 | 17.40 | 52,200 | 2017 | 2017 | 0 | 0 | 0 | 6.00 | 94.00 |

2 GARAGE RES – 100% - 0 Heated Area: 3000 HX Base Yr




45042 CHEVY RD, CALLAHAN

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

## VALUATION SUMMARY

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| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 248,106 |
| TOTAL JUST VALUE | | 509,135 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 496,050 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 5144 | NEW CONSTR | 4,520 | 06/10/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
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| GRANTOR: REAVES JOHNNY JAMES I | | | | | | |
| GRANTEE: BENNETT JUDSON B & | | | | | | |
| 1897/1323 | 12/23/2013 | QC | U | V | 11 | 100 |
| GRANTOR: REAVES WINIFRED L | | | | | | |
| GRANTEE: BENNETT JUDSON B & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W50 S60 E50 N60$.

## 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 07/28/2021 BY TWA Total Acres: 1.99 Total Land Value: 59,700 Market: 0 Agricultural: 0 Common: 59,700 PRINTED 08/06/2024 BY SYS