LOTS 45 46
IN OR 1825/865
A E EWING SUB 2 PB 5/20

BARKER HAZEL N
35016 GOODBREAD RD
CALLAHAN, FL 32011

2024

25-2N-24-226B-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

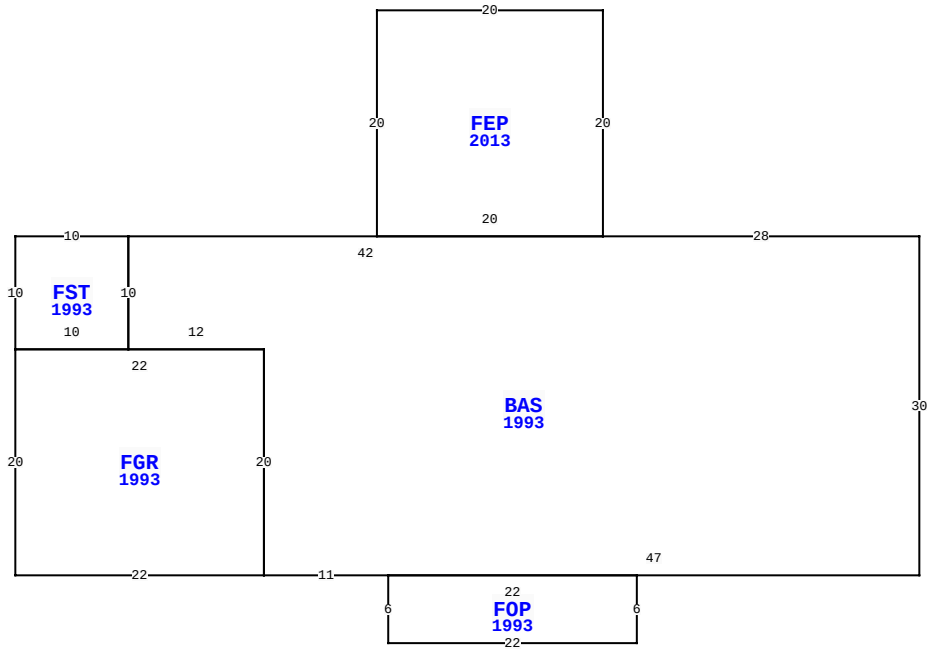
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,860	100	1,860	155,347
FEP	400	80	320	26,726
FGR	440	55	242	20,212
FOP	132	30	40	3,341
FST	100	55	55	4,594
TOTALS	2,932		2,517	210,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,517	122.1024	116.00	291,972	1973	1983	0	0	0	28.00	72.00

1 SINGLE FAM – 100% - 0 Heated Area: 1860 HX Base Yr



35016 GOODBREAD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		210,220
TOTAL MARKET OB/XF VALUE		3,095
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		253,315
SOH/AGL Deduction		124,226
ASSESSED VALUE		129,089
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		74,089
TOTAL JUST VALUE		253,315
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5646	ADDITION	3,400	04/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1825/0865	11/01/2012	WD	U	I	30	100

GRANTOR: BARKER HAZEL N
GRANTEE: CRAWFORD JACKQUELYN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 FEP=[YR=2013] N20 W20 S20 E20$ W42
FST=[YR=1993] W10 S10 FGR=[YR=1993] S20 E22 N20 W22$ E10 N10$
S10 E12 S20 E11 FOP=[YR=1993] S6 E22 N6 W22$ E47 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
1	0811	CONCRETE B	0	100	60	16	960.00	SF	5.20	5.20	100	1991	1991	3	62	3,095	

LAND DESCRIPTION

TOTAL OB/XF 3,095

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	000100	C	SFR	100	0006	RSF-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	40,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS