LOTS 49 50 &
PT OR LOTS 43 & 44
IN OR 2115/1197

BOUSFIELD JOHN W/HAILEY THOMAS KEITH ET AL
PO BOX 1436
CALLAHAN, FL 32011

2024

25-2N-24-226B-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

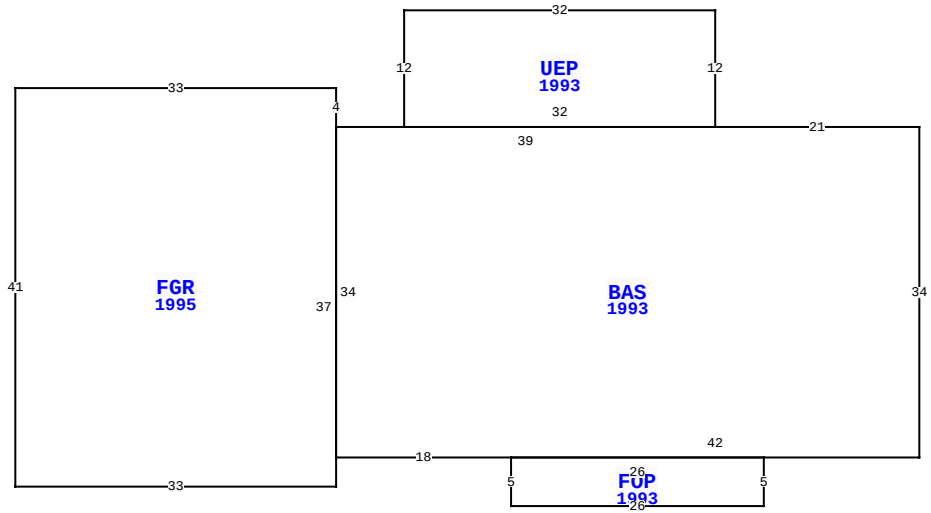
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,040	100	2,040	186,735
FGR	1,353	55	744	68,103
FOP	130	30	39	3,570
UEP	384	60	230	21,053
TOTALS	3,907		3,053	279,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,053	91.8252	114.78	350,423	1991	1996	0	0	0	20.25	79.75

1 SNGL FAM – 100% - 2015 Heated Area: 2040 HX Base Yr 2015



35066 NANCY RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		326,141
TOTAL MARKET OB/XF VALUE		9,158
TOTAL LAND VALUE - MARKET		44,200
TOTAL MARKET VALUE		379,499
SOH/AGL Deduction		124,994
ASSESSED VALUE		254,505
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		204,505
TOTAL JUST VALUE		379,499
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007528	REPAIR/RRF	53,000	05/13/2022
B951716	XFOB	20,000	03/03/1995
B951623	GARAGE	40,000	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2115/1197	4/24/2017	QC	U	I	11	95,100
GRANTOR: BOUSFIELD JOHN W						
GRANTEE: BOUSFIELD JOHN W ET						
1921/1357	5/30/2014	WD	U	I	30	158,000
GRANTOR: HAILEY THOMAS KEITH &						
GRANTEE: BOUSFIELD JOHN W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 UEP=[YR=1993] N12 W32 S12 E32$ W39
FGR=[YR=1995] N4 W33 S41 E33 N37$ S34 E18 FOP=[YR=1993] S5
E26 N5 W26$ E42 N34$.

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	1991	1991	3	70	2,450	
2	0812	CONCRETE C	0	100	0	0	1,947.00	SF	4.00	4.00	100	1995	1995	3	70	5,452	
3	0751	UOP	0	100	20	8	160.00	SF	10.00	10.00	100	1985	1985	3	20	320	
4	0350	CARPORT WD	0	100	0	0	360.00	SF	13.00	13.00	100	1996	1996	3	20	936	

LAND DESCRIPTION

TOTAL OB/XF 9,158

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							
2	000115	C	SFR ACRES	100	0006	RSF-1	46.00	200.00	0.21	LT		1.00	1.00	1.00	20,000.00	20,000.00	4,200							

REVIEW DATE 07/25/2022 BY TWA Total Acres: 0.00 Total Land Value: 44,200 Market: 0 Agricultural: 0 Common: 44,200 PRINTED 08/06/2024 BY SYS

LOTS 49 50 &
PT OR LOTS 43 & 44
IN OR 2115/1197

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2024

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BUILDING CHARACTERISTICS

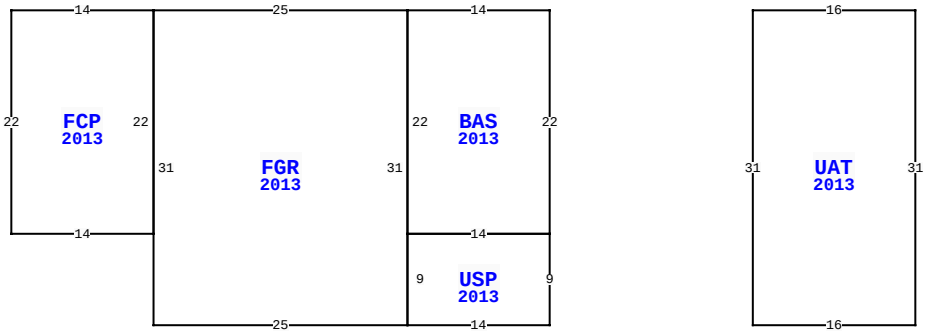
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	308	100	308	15,992
FCP	308	25	77	3,998
FGR	775	55	426	22,120
UAT	496	10	50	2,597
USP	126	30	38	1,973
TOTALS	2,013		899	46,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	899	124.7400	62.37	56,071	1995	1996	0	0	0	16.75	83.25

2 ACCESORY U – 100% - 2015 Heated Area: 308 HX Base Yr 2015



35066 NANCY RD, CALLAHAN

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

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1921/1357	5/30/2014	WD	U	I	30	158,000
GRANTOR: HAILEY THOMAS KEITH &						
GRANTEE: BOUSFIELD JOHN W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W14 FGR=[YR=2013] W25 FCP=[YR=2013] W14 S22 E14 N22$ S31 E25 USP=[YR=2013] E14 N9 W14 S9$ N31 $ S22 E14 N22$ PTR=E20 UAT=[YR=2013] E16 S31 W16 N31$ W20$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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