

LOT 40
L/E OR 1827/368
1974 SKYL SW/MH &

DRURY AMANDA J & ROBERT J
P O BOX 2093
CALLAHAN, FL 32011

2024

25-4N-23-2020-0040-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 50
Exterior Wall	06	BD/BATTEN 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	1,600	59,237
UOP	384	20	77	2,851
UOP	64	20	13	481

TOTALS	2,048		1,690	62,569
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0200	BARN WD 0-	0	0	20	20	400.00	SF	15.00	15.00	1,200
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	400
3	0510	GARAGE WD-	0	0	16	22	352.00	SF	26.95	26.95	1,897
4	0681	POLE SHED	0	0	14	14	196.00	SF	15.00	15.00	1,058
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	6,000
6	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	6,000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	9.77	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,690	72.5000	68.88	116,407	1939	1965	0	0	46.25	53.75

1 SINGLE FAM - 0% - 0

Heated Area: 1600

HX Base Yr

32

12

12

32

27

27

5

4

32

32

9

14

8

8

8

8

UOP

1993

BAS

1993

UOP

2008

BLD DATE

IGL DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			73,005
TOTAL MARKET OB/XF VALUE			16,555
TOTAL LAND VALUE - MARKET			185,630
TOTAL MARKET VALUE			275,190
SOH/AGL Deduction			64,432
ASSESSED VALUE			210,758
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			210,758
TOTAL JUST VALUE			275,190
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			272,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001691	CO ISSUED	0	02/08/2023
22017546	MH MOVE-ON	0	11/19/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2498/1454	9/23/2021	WD	Q	I	01	225,000	
GRANTOR: COLLINS REGINA D & NI							
GRANTEE: DRURY AMANDA J & RO							
1827/0368	11/13/2012	WD	U	I	30	100	
GRANTOR: COLLINS ERLE G & MARI							
GRANTEE: COLLINS LUCINDA M							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=1993] W32 S12 BAS=[YR=1993] S27 E5 S32 E9											
UOP=[YR=2008] S8 E8 N8 W8\$ E14 N32 E4 N27 W32\$ E32 N12\$.											

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