PT OF GOV LOTS 4 & 5
IN OR 2200/748 & OR 2411/597 &
OR 241/369 & OR 315/418

GILL KEVIN M & JANET
55001 KARMA LANE
CALLAHAN, FL 32011

2024

27-2N-25-0000-0004-0140

BUILDING CHARACTERISTICS

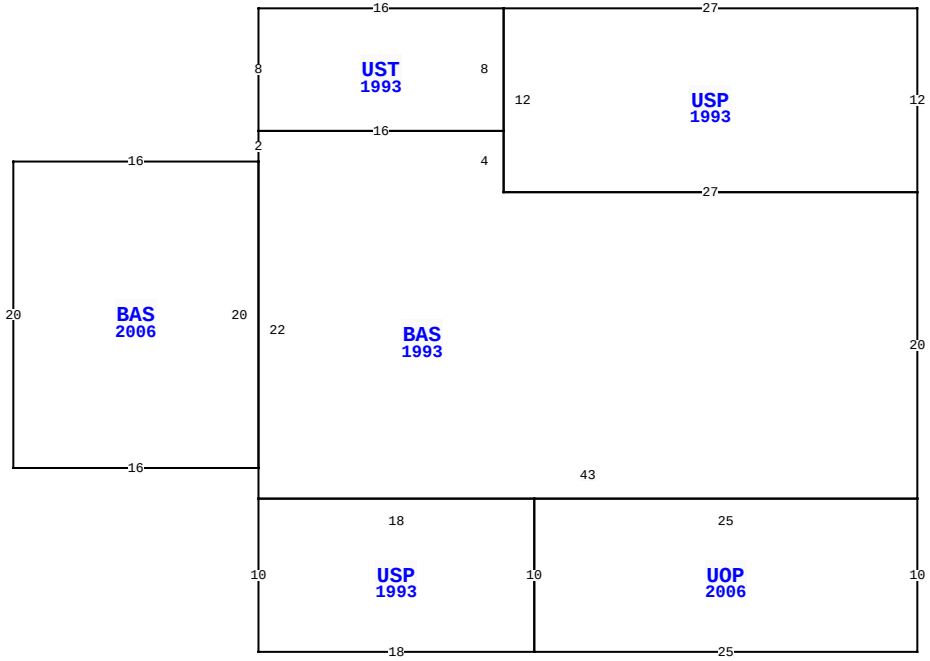
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	82,460
BAS	320	100	320	28,558
UOP	250	20	50	4,462
USP	180	30	54	4,819
USP	324	30	97	8,657
UST	128	45	58	5,176
TOTALS	2,126		1,503	134,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,503	115.2600	109.50	164,578	1960	1986	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1244 HX Base Yr 2019



55001 KARMA LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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		152,180
TOTAL MARKET OB/XF VALUE		2,455
TOTAL LAND VALUE - MARKET		80,500
TOTAL MARKET VALUE		235,135
SOH/AGL Deduction		105,368
ASSESSED VALUE		129,767
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		79,767
TOTAL JUST VALUE		235,135
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002279	GARAGE	40,933	04/01/2019
7620	MH MOVE-ON	8,000	01/04/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2411/0597	11/24/2020	WD	U	V	11	100
GRANTOR: ANGLEA SHARON L						
GRANTEE: GILL KEVIN M & JANE						
2200/0748	5/31/2018	WD	Q	I	02	128,300
GRANTOR: KIRKLAND LARRY O						
GRANTEE: GILL KEVIN M & JANE						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W27 UST=[YR=1993] W16 S8 BAS=[YR=1993] S2
BAS=[YR=2006] W16 S20 E16 N20$ S22 USP=[YR=1993] S10 E18
UOP=[YR=2006] E25 N10 W25 S10$ N10 W18$ E43 N20 W27 N4 W16
$E16 N8 $ S12 E27 N12 $.

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	0681	POLE SHED	0	100	15	41	615.00	SF	15.00	15.00	100	1960	1960	3	20	1,845	
2	0940	SHEDS/PORT	0	100	0	0	80.00	SF	20.10	20.10	100	1980	1980	3	20	322	
3	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	1990	1990	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 2,455

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	0005	OR	0.00	0.00	2.30	AC		1.00	1.00	1.00	35,000.00	35,000.00	80,500							

REVIEW DATE 12/12/2019 BY KBA Total Acres: 2.30 Total Land Value: 80,500 Market: 0 Agricultural: 0 Common: 80,500 PRINTED 08/06/2024 BY SYS

PT OF GOV LOTS 4 & 5
IN OR 2200/748 & OR 2411/597 &
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CALLAHAN, FL 32011

2024

27-2N-25-0000-0004-0140

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	01	MINIMUM 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	04	Quality Level 04

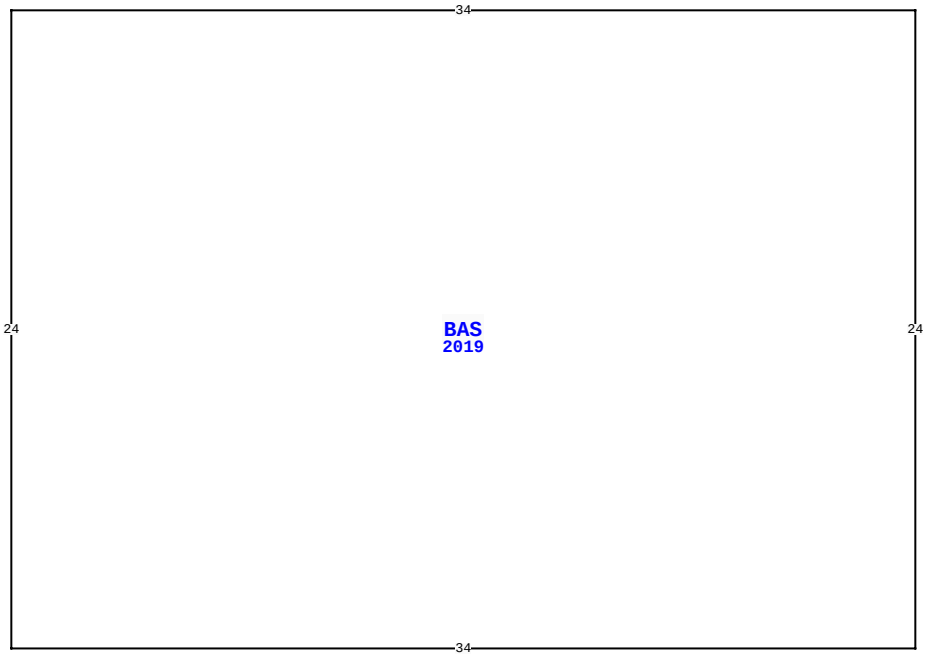
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	18,049
TOTALS	816		816	18,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	816	65.8350	23.04	18,801	2019	2019	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2019 Heated Area: 816 HX Base Yr 2019



55001 KARMA LN, CALLAHAN

BLD DATE		LGL DATE	
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GRANTOR: KIRKLAND LARRY O						
GRANTEE: GILL KEVIN M & JANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W34 S24 E34 N24$.

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

REVIEW DATE 12/12/2019 BY KBA Total Acres: 2.30 Total Land Value: 80,500 Market: 0 Agricultural: 0 Common: 80,500 PRINTED 08/06/2024 BY SYS