

PT OF LOTS 5 6 & 52 (S-1&S-2)
& PT OF LOTS 10 & 27 S-4
IN OR 2021/1763

MAGILL JIMMY A
45015 LOWE ROAD
CALLAHAN, FL 32011

2024

28-2N-25-3060-0005-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	31	HARDIE BRD 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

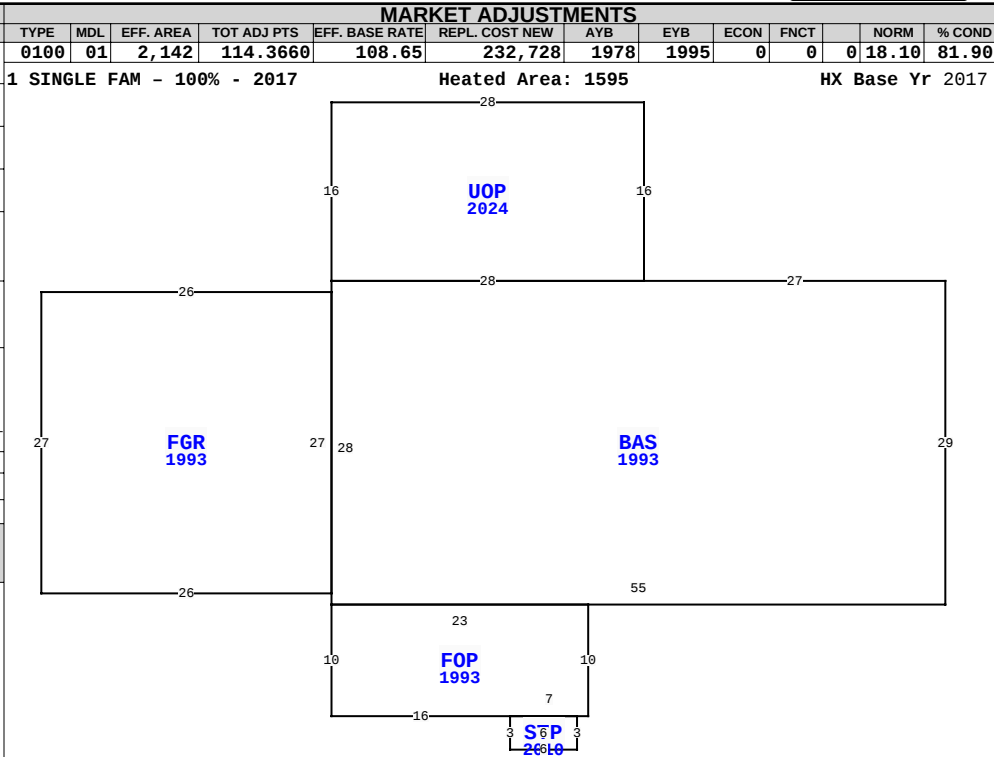
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,595	100	1,595	141,930
FGR	702	55	386	34,348
FOP	230	30	69	6,140
STP	18	10	2	178
UOP	448	20	90	8,009
TOTALS	2,993		2,142	190,604

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0201	BARN WD 10	0 100	32	32	1,024.00	SF	17.00	17.00	100	1980
3	0810	CONCRETE A	0 100	0	0	459.00	SF	6.50	6.50	100	1978
4	0812	CONCRETE C	0 100	0	0	1,045.00	SF	4.00	4.00	100	1994
5	0350	CARPORT WD	0 100	32	40	1,280.00	SF	13.00	13.00	100	1990
6	1242	WD DECK A	0 100	40	16	640.00	SF	10.00	10.00	100	2010

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	6.68	AC	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF											
13,397											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		190,604	
TOTAL MARKET OB/XF VALUE		13,397	
TOTAL LAND VALUE - MARKET		106,880	
TOTAL MARKET VALUE		310,881	
SOH/AGL Deduction		161,409	
ASSESSED VALUE		149,472	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		99,472	
TOTAL JUST VALUE		310,881	
NCON VALUE		8,008	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		271,615	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2021/1763	1/04/2016	WD	Q	I	01	222,000	
GRANTOR: COBB CHERYL & HARVEY							
GRANTEE: MAGILL JIMMY A							
1857/1549	8/07/2012	QC	U	I	11	100	
GRANTOR: COBB HARVEY ED JR & C							
GRANTEE: COBB CHERYL							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=0,0] W27 W28 S1 S28 E55 N29 \$											
FGR=[YR=1993;ORIG=-55,1] W26 S27 E26 N27 \$											
FOP=[YR=1993;ORIG=-55,29] S10 E16 E7 N10 W23 \$											
STP=[YR=2010;ORIG=-39,39] S3 E6 N3 W6 \$											
UOP=[YR=2024;ORIG=-55,0] E28 N16 W28 S16 \$											