PT OF LOTS 5 6 7 & 52
IN OR 1093/1866
EAST CALLAHAN SUB PB 1/35

GARNER SCOTT E
45029 KILPATRICK ROAD
CALLAHAN, FL 32011

2024

28-2N-25-3060-0005-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

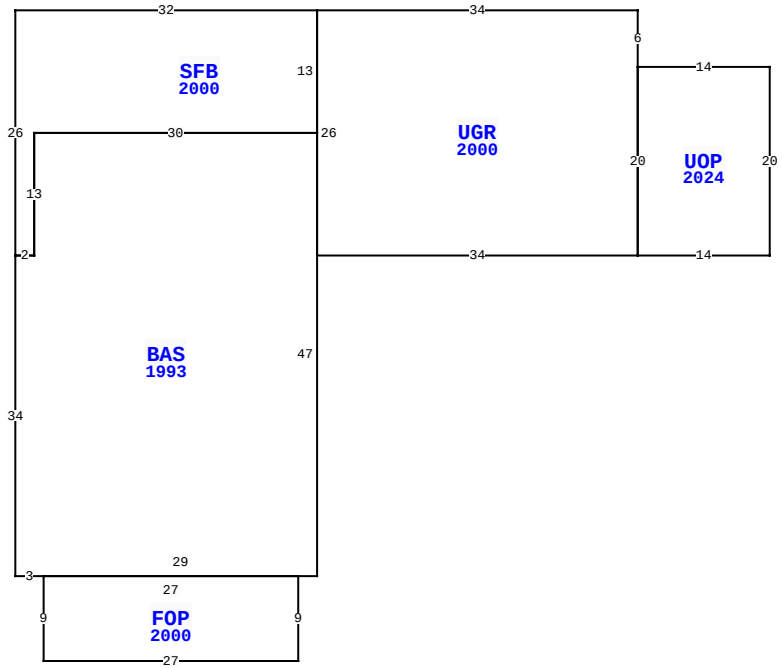
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	1,478	100	1,478	116,274
FOP	243	30	73	5,743
SFB	442	80	354	27,849
UGR	884	45	398	31,311
UOP	280	20	56	4,406
TOTALS	3,327		2,359	185,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,359	98.0000	93.10	219,623	1940	1990	0	0	0	15.50	84.50

1 SINGLE FAM – 100% - 2003 Heated Area: 1832 HX Base Yr 2003



45029 KILPATRICK RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		209,808
TOTAL MARKET OB/XF VALUE		30,993
TOTAL LAND VALUE - MARKET		112,640
TOTAL MARKET VALUE		353,441
SOH/AGL Deduction		166,555
ASSESSED VALUE		186,886
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		136,886
TOTAL JUST VALUE		353,441
NCON VALUE		30,405
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006885	REPAIR/RRF	6,200	11/01/2017
E11349	NEW CONSTR	0	06/01/2003
MH4142	MH MOVE-ON	0	06/01/2003
P6790	NEW CONSTR	0	06/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1093/1866	11/12/2002	PR	U	I	24	115,000
GRANTOR: KILPATRICK JAMES A P/						
GRANTEE: GARNER SCOTT E						
0650/0609	3/02/1992	QC	U	I	01	100
GRANTOR: KILPATRICK DAVID & G						
GRANTEE: KILPATRICK DAVID D						

BUILDING NOTES

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	1980	1980	3	46.5	1,628	
2	0681	POLE SHED	0	100	32	22	704.00	SF	15.00	15.00	100	1980	1980	3	20	2,112	
3	0810	CONCRETE A	0	100	18	18	324.00	SF	6.50	6.50	100	1990	1990	3	59.5	1,253	
4	0350	CARPORT WD	0	100	50	40	2,000.00	SF	13.00	13.00	100	2024	2023		100	26,000	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-66,26] S34 E3 E29 N47 W30 S13 W2 $
UGR=[YR=2000;ORIG=0,0] W34 S26 E34 N20 N6 $
SFB=[YR=2000;ORIG=-34,0] W32 S26 E2 N13 E30 N13 $
FOP=[YR=2000;ORIG=-63,60] S9 E27 N9 W27 $
UOP=[YR=2024;ORIG=0,26] E14 N20 W14 S20 $
.

LAND DESCRIPTION

TOTAL OB/XF 30,993

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	0007	OR	0.00	0.00	7.04	AC		1.00	1.00	1.00	16,000.00	16,000.00	112,640							

REVIEW DATE 04/03/2024 BY TWA Total Acres: 7.04 Total Land Value: 112,640 Market: 0 Agricultural: 0 Common: 112,640 PRINTED 08/06/2024 BY SYS

PT OF LOTS 5 6 7 & 52
IN OR 1093/1866
EAST CALLAHAN SUB PB 1/35

GARNER SCOTT E
45029 KILPATRICK ROAD
CALLAHAN, FL 32011

2024

28-2N-25-3060-0005-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

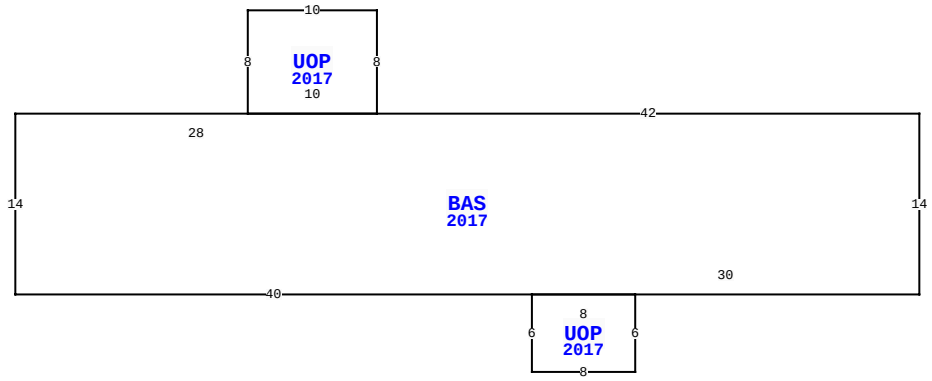
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	980	100	980	23,461
UOP	48	25	12	287
UOP	80	25	20	479
TOTALS	1,108		1,012	24,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,012	114.0000	79.80	80,758	1982	1982	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2003 Heated Area: 980 HX Base Yr 2003



45029 KILPATRICK RD, CALLAHAN

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XF DATE		LAND DATE	05/19/2023 MLU
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INCOME VALUE		
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SALES DATA

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GRANTEE: GARNER SCOTT E						
0650/0609	3/02/1992	QC	U	I	01	100
GRANTOR: KILPATRICK DAVID & G						
GRANTEE: KILPATRICK DAVID D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W42 UOP=[YR=2017] N8 W10 S8 E10$ W28 S14 E40
UOP=[YR=2017] S6 E8 N6 W8$ E30 N14$.

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 04/03/2024 BY TWA Total Acres: 7.04 Total Land Value: 112,640 Market: 0 Agricultural: 0 Common: 112,640 PRINTED 08/06/2024 BY SYS