

PT LOT 48 PAR S-3
IN OR 1970/1028
(EX R/W IN OR 111/646)

UNGLESBEE BARBARA A LVG TRUST/UNGLESBEE BARBARA A
45133 STRATTON RD
CALLAHAN, FL 32011

2024

28-2N-25-3060-0048-0030



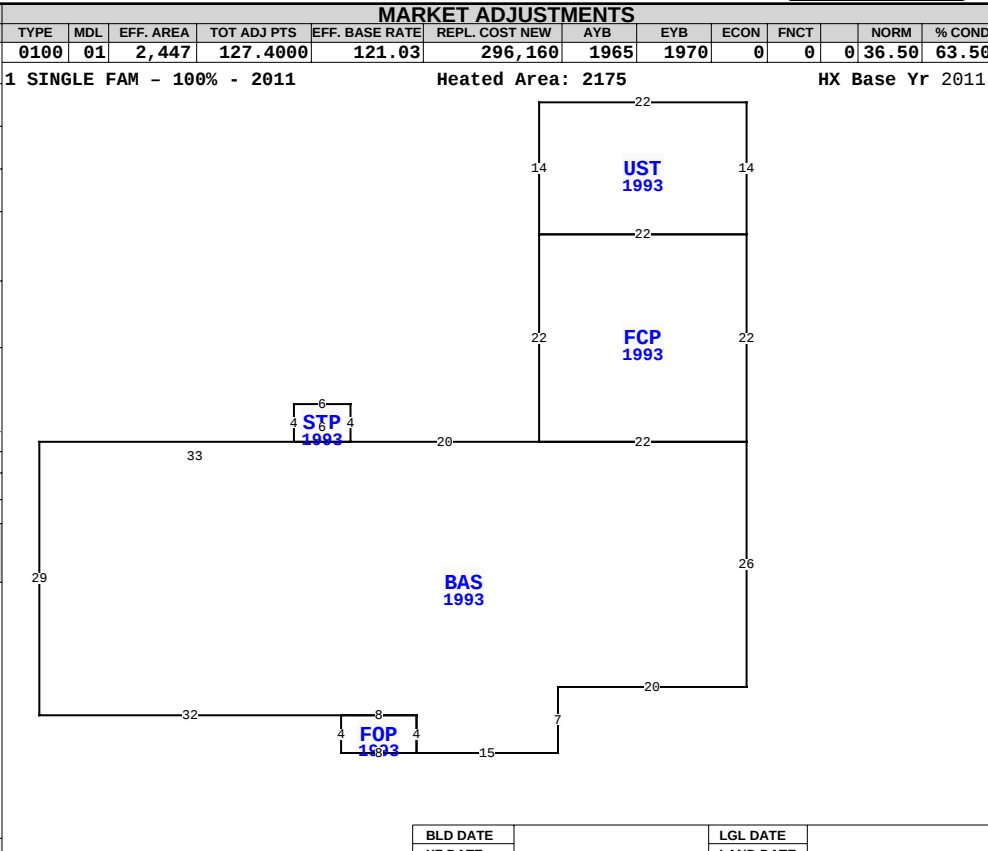
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	2,175	100	2,175	167,157
FCP	484	25	121	9,300
FOP	32	30	10	768
STP	24	10	2	154
UST	308	45	139	10,683
TOTALS	3,023		2,447	188,062

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	2,743.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		OR	168.00	260.00	1.87	AC	



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

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 6									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					188,062				
TOTAL MARKET OB/XF VALUE					3,249				
TOTAL LAND VALUE - MARKET					65,450				
TOTAL MARKET VALUE					256,761				
SOH/AGL Deduction					115,780				
ASSESSED VALUE					140,981				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					90,981				
TOTAL JUST VALUE					256,761				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					248,912				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1970/1028	3/25/2015	SW	U	I	11	100	
GRANTOR: UNGLESBEE BARBARA A							
GRANTEE: UNGLESBEE BARBARA A							
1970/1026	3/06/2015	WD	U	I	11	100	
GRANTOR: MESERVE JOAN BURGESS							
GRANTEE: UNGLESBEE BARBARA A							

BUILDING NOTES									

BUILDING DIMENSIONS									
UST=[YR=1993] W22 S14 FCP=[YR=1993] S22 BAS=[YR=1993] W20 STP=[YR=1993] N4W6 S4 E6 \$ W33 S29 E32 FOP=[YR=1993] S4 E8 N4 W8\$ E8 S4 E15 N7 E20 N26 W22\$ E22 N22 W22\$ E22 N14\$.									

LAND DESCRIPTION										TOTAL OB/XF										3,249									
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					
1	000100	C	SFR	100		OR	168.00	260.00	1.87	AC		1.00	1.00	1.00	35,000.00	35,000.00	65,450												