BLOCK 3 PT OF LOT 5 TOWNHOUSE
IN OR 1503/1224
WILSON & OGILVIE SUB DB B9/500

JAN INVESTMENT GROUP INC
PO BOX 455
CALLAHAN, FL 32011-0455

2024

29-2N-25-3220-0003-0053

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

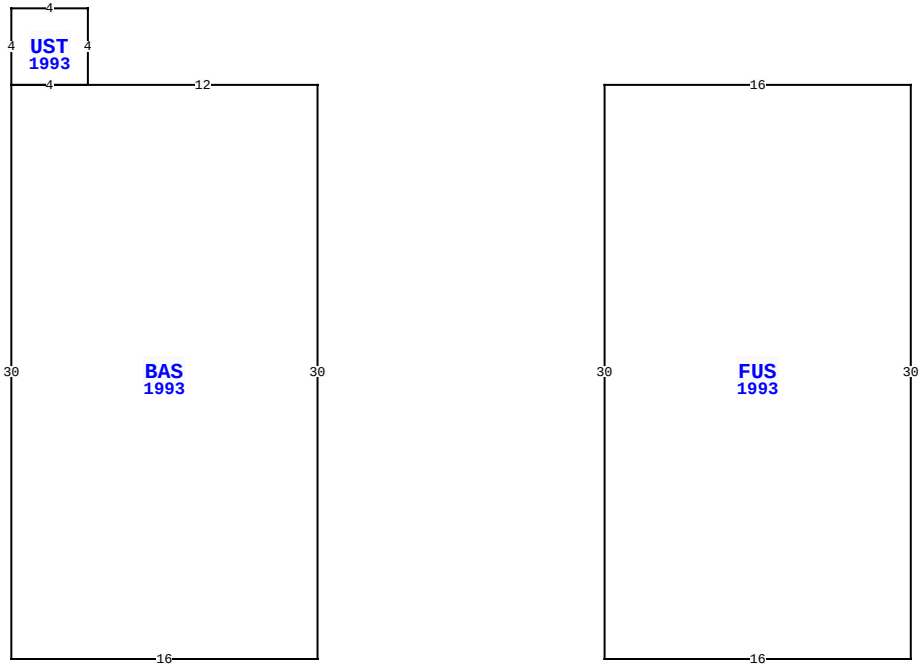
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	480	36,973
FUS	480	100	480	36,973
UST	16	45	7	539
TOTALS	976		967	74,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	967	113.4000	107.73	104,175	1985	1985	0	0	0	28.50	71.50

1 SINGLE FAM – 0% - 0 Heated Area: 960 HX Base Yr



45096 THIRD AV, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	74,485
TOTAL MARKET OB/XF VALUE	2,123
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	91,608
SOH/AGL Deduction	0
ASSESSED VALUE	91,608
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,608
TOTAL JUST VALUE	91,608
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2379	MH MOVE-ON	0	06/01/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1503/1224	6/05/2007	WD	Q	I		75,000
GRANTOR: SELF PHILLIP A & LIND						
GRANTEE: JAN INVESTMENT GROU						
1127/0420	4/03/2003	WD	U	I	01	100
GRANTOR: BRANDIES LINDA						
GRANTEE: SELF PHILLIP A & LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 UST=[YR=1993] N4 W4 S4 E4 $ W4 S30 E16 N30 $ PTR= E15 FUS=[YR=1993] E16 S30 W16 N30 $ W15 $.

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	0811	CONCRETE B	0	0	26	20	520.00	SF	5.20	5.20	100	1985	1985	3	47	1,271	
2	0940	SHEDS/PORT	0	0	10	20	200.00	SF	21.30	21.30	100	1990	1990	3	20	852	

LAND DESCRIPTION

TOTAL OB/XF 2,123

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	000100	C	SFR	0	0006	RL	43.00	86.00	1.00	UT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 05/11/2022 BY KBA Total Acres: 0.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 08/06/2024 BY SYS