PT OF N1/2 OF NE1/4 OF
NE1/4 OF NE1/4 OR 980/926
ESMT OR 1004/329

SHEETS STEVEN E & REBECCA M
P O BOX 1985
CALLAHAN, FL 32011

2024

31-3N-25-0000-0001-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

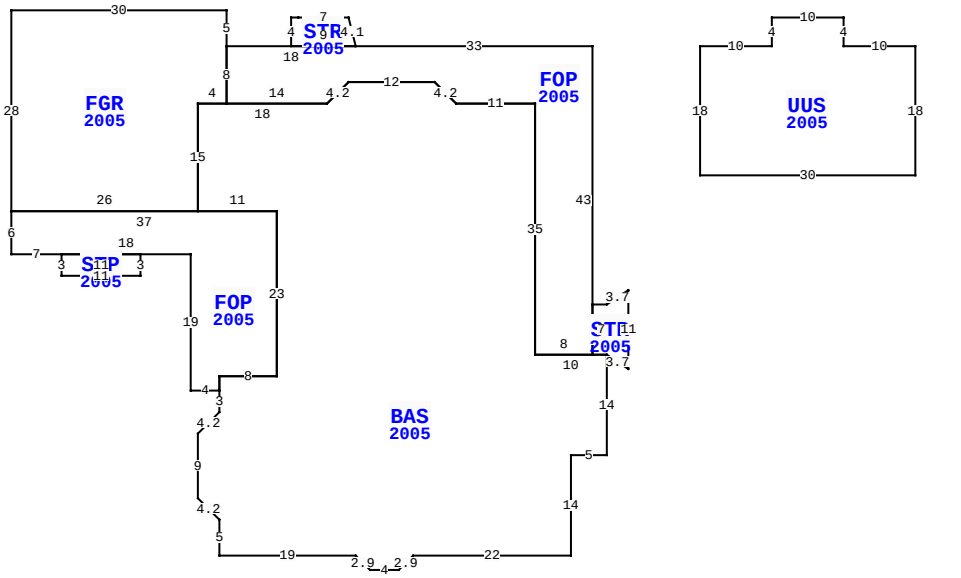
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,936	100	2,936	285,430
FGR	780	55	429	41,706
FOP	434	30	130	12,639
FOP	643	30	193	18,763
STP	33	10	3	292
STR	34	10	3	292
STR	41	10	4	389
UUS	580	50	290	28,193
TOTALS	5,481		3,988	387,703

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,988	89.9100	112.39	448,211	2005	2005	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2006 Heated Area: 2936 HX Base Yr 2006



46004 STACEY LN, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	387,703
TOTAL MARKET OB/XF VALUE	28,458
TOTAL LAND VALUE - MARKET	131,000
TOTAL MARKET VALUE	453,381
SOH/AGL Deduction	204,689
ASSESSED VALUE	248,692
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	198,692
TOTAL JUST VALUE	547,161
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	531,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B11596	NEW CONSTR	257,033	08/21/2003
M7366	H/AC	0	08/01/2003
E10231	NEW CONSTR	0	10/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0980/0926	4/10/2001	WD	Q	V		60,000

GRANTOR: SIKES RUSSELL & REBEC

GRANTEE: SHEETS STEVEN & REB

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	0510	GARAGE WD-	0	100	16	16	256.00	SF	35.00	35.00	100	2003	2003	3	32	2,867	
2	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	2003	2003	3	32	1,382	
3	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	2003	2003	3	32	1,382	
4	0680	POLE SHED	0	100	16	8	128.00	SF	10.00	10.00	100	2003	2003	3	32	410	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
7	1127	BRICK 8"	0	100	13	4	52.00	SF	11.00	11.00	100	2005	2005	3	96	549	
8	0812	CONCRETE C	0	100	0	0	4,546.00	SF	4.00	4.00	100	2005	2005	3	86	15,638	

BUILDING DIMENSIONS

FOP=[YR=2005] W33 STR=[YR=2005] U4 L1 W7 /W1 /S4 E9 $ W18
FGR=[YR=2005] N5 W30 S28 FOP=[YR=2005] S6 E7 STP=[YR=2005]
S3 E11 N3 W11 $ E18 S19 E4 BAS=[YR=2005] S3 L3 D3 S9 R3
D3 S5 E19 R2 D2 E4 R2 U2 E22 N14 E5 N14 STR=[YR=2005]
R3 D2 N11 L3 D2 W2 S7 E2 $ W10 N35 W11 U3 L3 W12 D3 L3
W18 S15 E11 S23 W8 S2 $ N2 E8 N23 W37 $ E26 N15 E4 N8 $ S8
E14 R3 U3 E12 R3 D3 E11S35 E8 N43 $ PTR= E15
UUS=[YR=2005] E10 N4 E10 S4 E10 S18 W30 N18 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 28,458

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	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	370.00	370.00	2,220							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	96,000							

REVIEW DATE 08/04/2020 BY KBA Total Acres: 7.00 Total Land Value: 37,220 Market: 96,000 Agricultural: 2,220 Common: 35,000 PRINTED 08/06/2024 BY SYS