PT GOVT LOT 1 OF SEC 32-2N-25E
IN OR 2124/449

MCANINCH TERRIE L/MILLINGTON COREY THOMAS ET AL
541727 US HWY 1
CALLAHAN, FL 32011

2024

32-2N-25-0000-0007-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

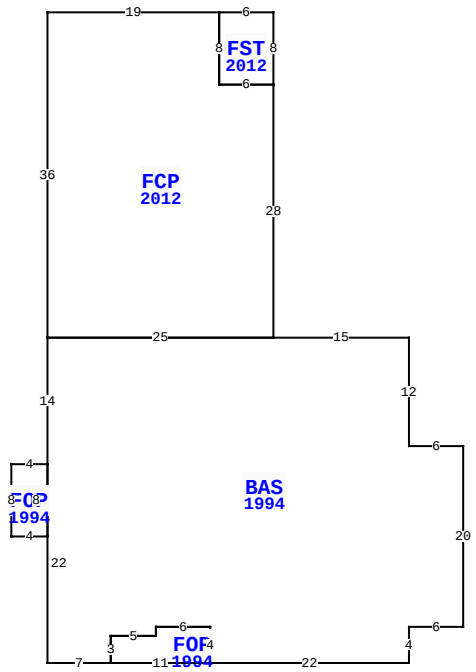
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,521	100	1,521	180,548
FCP	852	25	213	25,284
FOP	32	30	10	1,187
FOP	39	30	12	1,424
FST	48	55	26	3,087
TOTALS	2,492		1,782	211,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,782	107.0000	133.75	238,342	1994	2000	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2021 Heated Area: 1521 HX Base Yr 2021



541727 US HWY 1, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		211,529
TOTAL MARKET OB/XF VALUE		42,688
TOTAL LAND VALUE - MARKET		68,606
TOTAL MARKET VALUE		322,823
SOH/AGL Deduction		122,925
ASSESSED VALUE		199,898
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		144,898
TOTAL JUST VALUE		322,823
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003754	SWIM POOL	15,000	06/01/2019
B94964	NEW CONSTR	60,856	04/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2124/0449	5/31/2017	QC	U	I	11	65,600
GRANTOR: MILLINGTON DUSTIN EUG						
GRANTEE: MILLINGTON DUSTIN &						
2038/0823	3/30/2016	WD	Q	I	01	170,000
GRANTOR: SELF LINDA F & PHILLI						
GRANTEE: MILLINGTON DUSTIN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W6 N12 W15 FCP=[YR=2012] N28 FST=[YR=2012] N8 W6 S8 E6$ W6 N8 W19 S36 E25$ W25 S14 FOP=[YR=1994] W4 S8 E4 N8 $ S22 E7 FOP=[YR=1994] E11 N4 W6 S1 W5 S3 $ N3 E5 N1 E6 S4 E22 N4 E6 N20 $.

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	100	36	25	900.00	SF	5.20	5.20	100	1995	1995	3	70	3,276	
2	0351	CARPORT MT	0	100	20	18	360.00	SF	5.00	5.00	100	1995	1995	3	20	360	
3	0476	VF 6 SBPL	0	100	0	0	171.00	LF	32.00	32.00	100	2018	2018	3	94	5,144	
4	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	100	2019	2019	3	90	29,988	
5	0855	CONC PAVER	0	100	0	0	400.00	SF	10.00	10.00	100	2019	2019	3	98	3,920	

LAND DESCRIPTION

TOTAL OB/XF 42,688

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	0004	CI	0.00	0.00	54,885.00	SF		1.00	1.00	1.00	1.25	1.25	68,606							

REVIEW DATE 03/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 68,606 Market: 0 Agricultural: 0 Common: 68,606 PRINTED 08/06/2024 BY SYS