

**VARGAS RUBY JEAN**  
44394 LAMAR AVE  
CALLAHAN, FL 32011-4193

**32-2N-25-7300-0004-0110**

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

02

FACE BRICK 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 70

Interior Floo

12

HARDWOOD 30

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

0 100

Occupancy

00

NONE 100

Quality

01

Quality Level 01

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

08

NEIGHBORHOOD/LOC

8001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,467

100

1,467

165,230

FOP

144

30

43

4,843

FOP

288

30

86

9,686

TOTALS

1,899

1,596

179,759

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900011,596103.2750129.09206,028200620060012.7587.25

1 SNGL FAM - 100% - 2007Heated Area: 1467HX Base Yr 2007

BLD DATEXF DATEINC DATE

05/11/2007DJ

LGL DATELAND DATEAG DATE

L NOBJ/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10812CONCRETE C0100001,487.00SF4.004.00100200620063875,175

20504FP-ELECTRI0100001.00UT2,000.002,000.00100200620063901,800

LAND DESCRIPTIONTOTAL OB/XF6,975

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES1000007OR0.000.002.52AC1.001.001.0035,000.0035,000.0088,200

REVIEW DATE05/12/2019BYKBA

Total Acres: 2.52Total Land Value: 88,200Market: 0Agricultural: 0Common: 88,200PRINTED 08/06/2024 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE189,450

TOTAL MARKET OB/XF VALUE6,975

TOTAL LAND VALUE - MARKET88,200

TOTAL MARKET VALUE284,625

SOH/AGL Deduction153,824

ASSESSED VALUE130,801

TOTAL EXEMPTION VALUEHX HB WX SX105,000

BASE TAXABLE VALUE25,801

TOTAL JUST VALUE284,625

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE277,445

PERMIT NUMDESCRIPTIONAMTISSUED

F0617975NEW CONSTR26,00006/01/2006

B17162NEW CONSTR130,00002/01/2006

C17162CO ISSUED130,00002/01/2006

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / V / I / RSN CD SALE PRICE

1384/09351/26/2006WD U V 07100

GRANTOR: AMARAL NORMAN J & FRA

GRANTEE: VARGAS RONALD J & R

1334/12177/20/2005QC U V 06100

GRANTOR: AMARAL NORMAN J & FRA

GRANTEE: VARGAS RONALD & RUB

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W20 S4 W6 S8 BAS=[YR=2006] W13 S45 E15 N6  
FOP=[YR=2006] E24 N6 W24 S6\$ N6 E24 N33 W26\$ E26 N12 \$.

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