PT OF SEC 33-3N-25E &
SEC 34-3N-25E IN OR 2176/1077
UTIL ESMT IN OR 2304/1305

RAY JAMES WALTER & SARAH A
43444 RED DIRT RIDGE TRAIL
CALLAHAN, FL 32011

**2024**

**33-3N-25-0000-0006-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

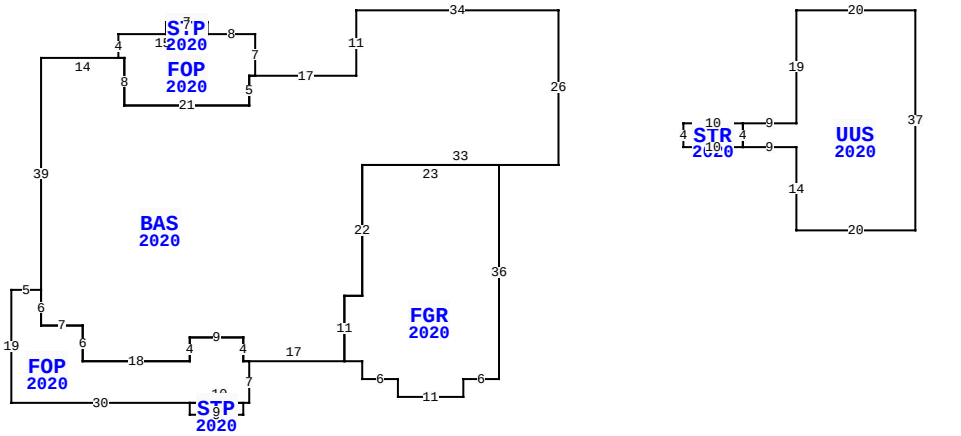
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 90 |
| Exterior Wall | 20 | FACE BRICK 10 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 90 |
| Roof Cover | 12 | MODULAR MT 10 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 05 |
| NEIGHBORHOOD/LOC | 5001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 3,287 | 100 | 3,287 | 468,012 |
| FGR | 894 | 55 | 492 | 70,052 |
| FOP | 263 | 30 | 79 | 11,248 |
| FOP | 418 | 30 | 125 | 17,798 |
| STP | 14 | 10 | 1 | 142 |
| STP | 18 | 10 | 2 | 285 |
| STR | 40 | 10 | 4 | 569 |
| UUS | 776 | 50 | 388 | 55,245 |
| TOTALS | 5,710 | | 4,378 | 623,352 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 4,378 | 96.0080 | 144.01 | 630,476 | 2020 | 2020 | 0 | 0 | 0 | 1.13 | 98.87 |

2 SFR CUST – 100% - 2021 Heated Area: 3287 HX Base Yr 2021




43444 RED DIRT RIDGE TRL, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 653,531 |
| TOTAL MARKET OB/XF VALUE | | 9,164 |
| TOTAL LAND VALUE - MARKET | | 126,000 |
| TOTAL MARKET VALUE | | 788,695 |
| SOH/AGL Deduction | | 308,569 |
| ASSESSED VALUE | | 480,126 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 430,126 |
| TOTAL JUST VALUE | | 788,695 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 661,816 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21006398 | GARAGE | 73,185 | 05/18/2021 |
| 19005095 | NEW CONSTR | 486,183 | 07/01/2019 |
| B1428365 | CO ISSUED | 0 | 05/23/2014 |
| B1428365 | NEW CONSTR | 227,911 | 04/01/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2176/1077 | 2/02/2018 | WD | Q | V | 01 | 85,000 |
| GRANTOR: RED DIRT RIDGE LLC | | | | | | |
| GRANTEE: RAY JAMES WALTER & | | | | | | |
| 1866/0151 | 7/02/2013 | WD | U | V | 37 | 446,700 |
| GRANTOR: LSFC COMPANY LLC | | | | | | |
| GRANTEE: RED DIRT RIDGE LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W34 S11 W17 FOP=[YR=2020] N7 W8 STP=[YR=2020] N2 W7 S2 E7$W15 S4 E1 S8 E21 N5 E1$ W1 S5 W21 N8 W14 S39 FOP=[YR=2020] W5 S19 E30 STP=[YR=2020] S2 E9 N2 W9$ E10 N7 W1 N4 W9 S4 W18 N6 W7 N6$ S6 E7 S6 E18 N4 E9 S4 E17 FGR=[YR=2020] E3 S3 E6 S3 E11 N3 E6 N36 W23 S22 W3 S11 $N11 E3 N22E33 N26$ PTR=E40 UUS=[YR=2020] E20 S37 W20 N14 W9 STR=[YR=2020] W10 N4 E10 S4$ N4 E9 N19$ W40$.

## 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 | 0 | 0 | 647.00 | SF | 5.20 | 5.20 | 100 | 2020 | 2020 | 3 | 99 | 3,331 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2020 | 2020 | 3 | 99 | 3,465 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 368.00 | SF | 6.50 | 6.50 | 100 | 2021 | 2021 | 3 | 99 | 2,368 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,164

| 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 | 0005 | OR | 0.00 | 0.00 | 7.00 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 126,000 | | | | | | | |

REVIEW DATE 11/04/2021 BY KB Total Acres: 7.00 Total Land Value: 126,000 Market: 0 Agricultural: 0 Common: 126,000 PRINTED 08/06/2024 BY SYS

PT OF SEC 33-3N-25E &
SEC 34-3N-25E IN OR 2176/1077
UTIL ESMT IN OR 2304/1305

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**2024**

**33-3N-25-0000-0006-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

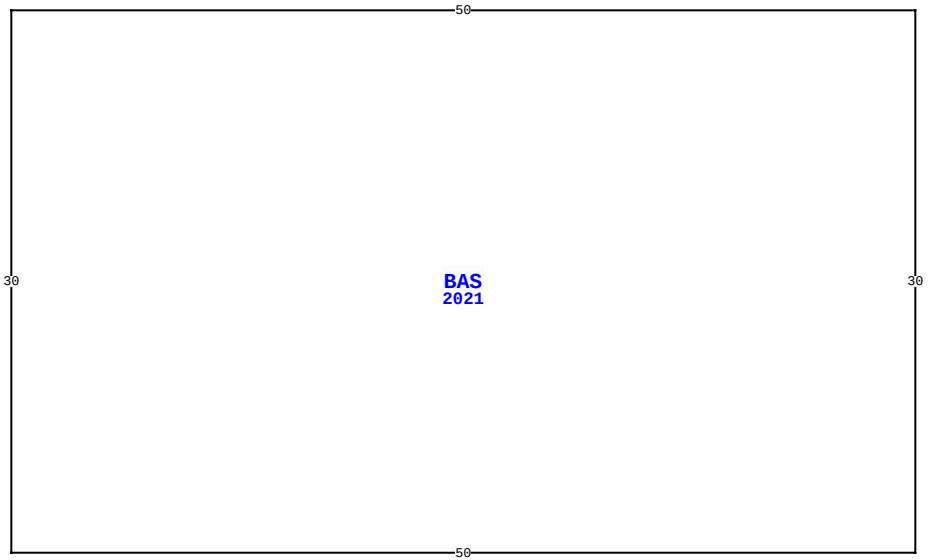
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,500 | 100 | 1,500 | 30,179 |
| TOTALS | 1,500 | | 1,500 | 30,179 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 1,500 | 58.6500 | 20.53 | 30,795 | 2021 | 2021 | 0 | 0 | 0 | 2.00 | 98.00 |

3 GARAGE RES – 100% - 2021 Heated Area: 1500 HX Base Yr 2021




43444 RED DIRT RIDGE TRL, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
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| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 661,816 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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| 1866/0151 | 7/02/2013 | WD | U | V | 37 | 446,700 |
| GRANTOR: LSFC COMPANY LLC | | | | | | |
| GRANTEE: RED DIRT RIDGE LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W50 S30 E50 N30$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 11/04/2021 BY KB Total Acres: 7.00 Total Land Value: 126,000 Market: 0 Agricultural: 0 Common: 126,000 PRINTED 08/06/2024 BY SYS