PT E1/2 OF SE1/4 OF
SEC 33-3N-25E IN OR 2401/1816
(EX R/W AGREEMENT OR 1903/911

EICHELROTH RYAN F & KRISTEN L
43366 RED DIRT RIDGE TRAIL
CALLAHAN, FL 32011

2024

33-3N-25-0000-0006-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

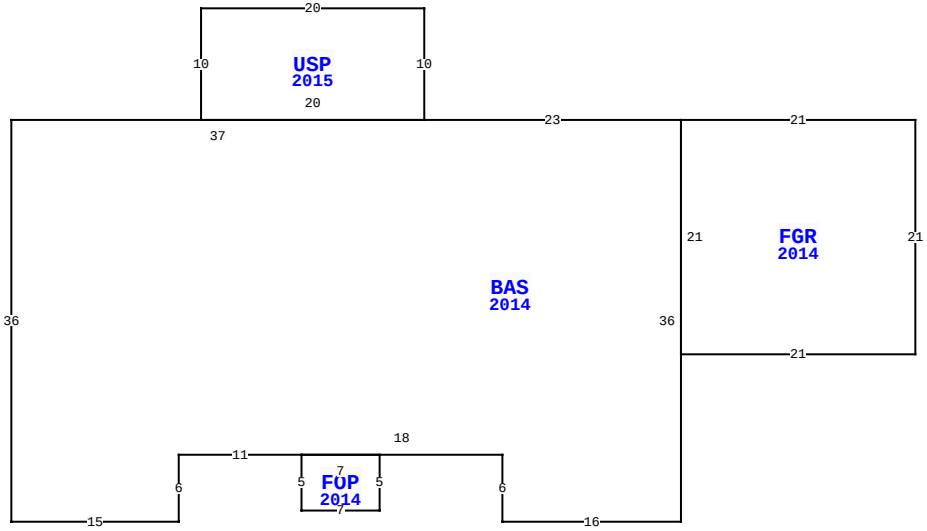
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,986	100	1,986	245,013
FGR	441	55	243	29,979
FOP	35	30	10	1,234
USP	200	30	60	7,402
TOTALS	2,662		2,299	283,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,299	105.8400	132.30	304,158	2014	2014	0	0	0	6.75	93.25

1 SNGL FAM – 100% - 2022 Heated Area: 1986 HX Base Yr 2022



43366 RED DIRT RIDGE TRL, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		283,627
TOTAL MARKET OB/XF VALUE		9,358
TOTAL LAND VALUE - MARKET		144,000
TOTAL MARKET VALUE		436,985
SOH/AGL Deduction		19,587
ASSESSED VALUE		417,398
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		367,398
TOTAL JUST VALUE		436,985
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530176	ADDITION	4,334	03/01/2015
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
2401/1816	9/11/2020	WD	Q	I	01	389,000
GRANTOR: GOMEZ DUANE LEE & TAM						
GRANTEE: EICHELROTH RYAN F &						
1903/0731	2/18/2014	WD	Q	V	02	60,400
GRANTOR: RED DIRT RIDGE LLC						
GRANTEE: GOMEZ DUANE LEE & T						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2014] W21 BAS=[YR=2014] W23 USP=[YR=2015] N10 W20 S10 E20$ W37 S36 E15 N6 E11 FOP=[YR=2014] S5 E7 N5 W7$ E18 S6 E16 N36$ S21 E21 N21$.

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	0810	CONCRETE A	0	100	0	0	536.00	SF	6.50	6.50	100	2014	2014	3	95	3,310	
2	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	100	2015	2015	3	70	6,048	

LAND DESCRIPTION

TOTAL OB/XF 9,358

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		OR	0.00	0.00	7.50	AC		1.00	1.00	1.20	16,000.00	19,200.00	144,000							

REVIEW DATE 11/08/2021 BY KBA Total Acres: 7.50 Total Land Value: 144,000 Market: 0 Agricultural: 0 Common: 144,000 PRINTED 08/06/2024 BY SYS