

DAVIDSON, CARRIE M & NICK L
P O BOX 1064
CALLAHAN, FL 32011

33-3N-25-0000-0006-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	05	COMP SHNGL 100		
Interior Wall	03	DRYWALL 100		
Interior Floop	14	CARPET 60		
Interior Floo	11	CLAY TILE 40		
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	03	Quality Level 03		
DOR CODE	5500	TIMBERLAND 80-89		
MAP NUM		MKT AREA 05		
NEIGHBORHOOD/LOC	5001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,630	100	1,630	212,645
FGR	294	55	162	21,134
FOP	186	30	56	7,305
PTO	112	5	6	782
TOTALS	2,222		1,854	241,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,854	111.9160	139.90	259,375	2014	2014	0	0	6.75	93.25

HX Base Yr 2018Heated Area: 16301 SNGL FAM - 100% - 2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U / I	V I / I	RSN CD	SALE PRICE
2164/1545	12/08/2017	SW	Q	I	01	260,000

GRANTOR: 43282 RED DIRT RIDGE

GRANTEE: DAVIDSON CARRIE M &

2144/1336

9/05/2017

CT

U

I

18

174,200

GRANTOR: CLERK OF COURT

GRANTEE: 43282 RED DIRT RIDG

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W13 U2 L2 W6 D2 L2 PTO=[YR=2014] W14 S8 E14 N8\$ S8 W14 N6 W15 S35 FOP=[YR=2014] S6 E31 FGR=[YR=2014] E21 N14 W21 S14\$ N6 W31\$ E31 N8 E21 N29\$.

EXTRA FEATURES

L N	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	651.00	SF	5.20	100	2021	2021	3	99	3,351	

43282 RED DIRT RIDGE TRL, CALLAHAN

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/14/2023 DC

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	006005	A	PAST/GRAZE	0		OR			9.00	AC		1.00	1.00	1.00	370.00	370.00	3,330							
3	009910	M	MKT.VAL.AG	0		OR			9.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	90,000							

REVIEW DATE 11/04/2021 BY KB Total Acres: 10.00 Total Land Value: 38,330 Market: 90,000 Agricultural: 3,330 Common: 35,000 PRINTED 08/06/2024 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

STANDARD	
Tax Group:	4
Tax Dist:	
BUILDING MARKET VALUE	261,457
TOTAL MARKET OB/XF VALUE	3,351
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	303,138
SOH/AGL Deduction	42,952
ASSESSED VALUE	260,186
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	210,186
TOTAL JUST VALUE	389,808
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	379,788

PERMIT NUM

DESCRIPTION

AMT

ISSUED

21006492 GARAGE 46,151 05/20/2021

B1429185 NEW CONSTR 183,791 08/01/2014

REVIEW DATE	11/04/2021	BY	KB	Total Acres: 10.00	Total Land Value: 38,330	Market: 90,000	Agricultural: 3,330	Common: 35,000	PRINTED 08/06/2024 BY SYS
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