PT OF GOVT LOT 1 (PAR 8-6)
IN OR 1778/80
ESMT PT OR 1885/908

BROWN WALTER O'RYAN/BROWN JULIA
54558 WILBUR JONES RD
CALLAHAN, FL 32011

2024

34-2N-25-0000-0008-0060

BUILDING CHARACTERISTICS

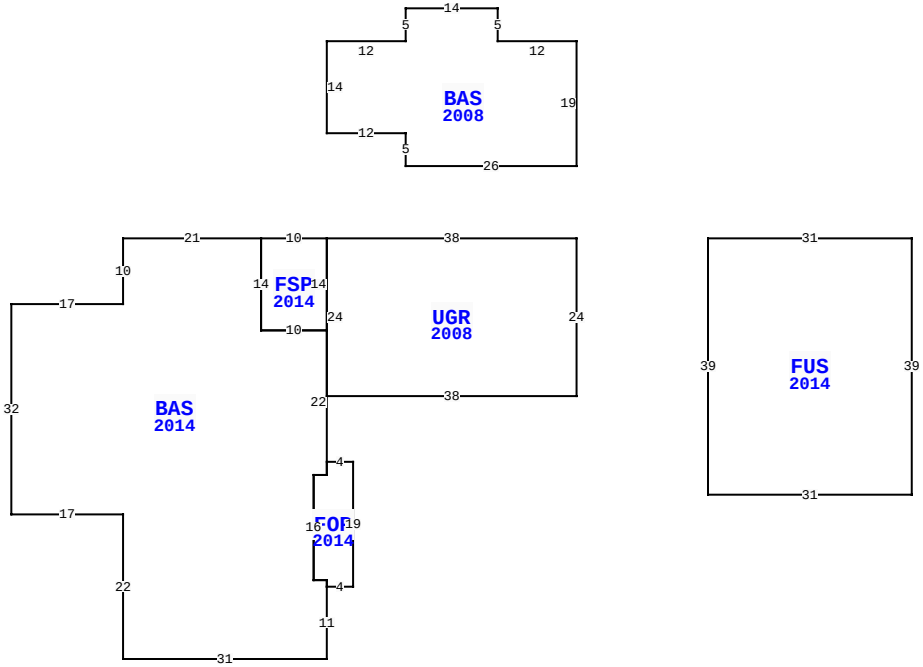
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	732	100	732	82,231
BAS	2,356	100	2,356	264,667
FOP	108	30	32	3,595
FSP	140	40	56	6,291
FUS	1,209	100	1,209	135,816
UGR	912	45	410	46,059
TOTALS	5,457		4,795	538,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,795	94.6000	118.25	567,009	2008	2012	0	0	0	5.00	95.00

1 SNGL FAM – 50% - 2013 Heated Area: 4297 HX Base Yr 2013



54558 WILBUR JONES RD, CALLAHAN

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		538,659
TOTAL MARKET OB/XF VALUE		12,008
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		604,667
SOH/AGL Deduction		232,166
ASSESSED VALUE		372,501
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		322,501
TOTAL JUST VALUE		604,667
NCON VALUE		10,088
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		486,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1216169	NEW CONSTR	0	10/01/2012
B26447	ADDITION	373,907	09/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1778/0080	2/03/2012	QC	U	I	11	100

GRANTOR: BROWN WALTER L

GRANTEE: BROWN WALTER O'RYAN

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2008] W38 FSP=[YR=2014] W10 BAS=[YR=2014] W21 S10 W17 S32 E17 S22 E31 N11 FOP=[YR=2014] E4 N19 W4 S2 W2 S16 E2 S1$ N1 W2 N16 E2 N22 W10 N14$ S14 E10 N14$ S24 E38 N24$ PTR=E20 FUS=[YR=2014] E31 S39 W31 N39$ W20$ PTR= N30 W38 BAS=[YR=2008] E12 N5 E14 S5 E12 S19 W26 N5 W12 N14$ S30 E38$.

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	0504	FP-ELECTRI	0	50	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	96	1,920	
2	0810	CONCRETE A	0	50	0	0	1,600.00	SF	6.50	6.50	100	2024	2018		97	10,088	

LAND DESCRIPTION

TOTAL OB/XF 12,008

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	50	0005	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,000							

REVIEW DATE 04/04/2024 BY TWA Total Acres: 3.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 08/06/2024 BY SYS