

BARNETT TIMOTHY W & TINA S
56147 BOGGY TRAIL
CALLAHAN, FL 32011

34-3N-25-0000-0003-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																																			
Exterior Wall	20	FACE BRICK 100								0900	01	2,278	96.1380	120.17	273,747	1997	2002	0	0	0	15.75	84.25	VALUATION BY																																
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 1998														Heated Area: 1699								HX Base Yr 1998								STANDARD															
Roof Cover	03	COMP SHNGL 100																						Tax Group: 4								Tax Dist:																							
Interior Wall	05	DRYWALL 100																						BUILDING MARKET VALUE								259,887																							
Interior Floo	14	CARPET 80																						TOTAL MARKET OB/XF VALUE								8,512																							
Interior Floo	08	SHT VINYL 20																						TOTAL LAND VALUE - MARKET								89,280																							
Air Condition	03	CENTRAL 100																						TOTAL MARKET VALUE								357,679																							
Heating Type	04	AIR DUCTED 100																						SOH/AGL Deduction								111,939																							
Bedrooms		3 100																						ASSESSED VALUE								245,740																							
Bathrooms		2 100																						TOTAL EXEMPTION VALUE								HX HB 50,000																							
Frame	02	WOOD FRAME 100																						BASE TAXABLE VALUE								195,740																							
Stories	1.	1. 100																						TOTAL JUST VALUE								357,679																							
Units	00	0 100																						NCON VALUE								0																							
Occupancy	00	NONE 100																						INCOME VALUE																															
																								PREVIOUS YEAR MKT VALUE								349,357																							
Quality	01	Quality Level 01																						PERMIT NUM								DESCRIPTION								AMT								ISSUED							
DOR CODE	0100	SINGLE FAMILY																						20004581								REPAIR/RRF								14,470								05/28/2020							
MAP NUM		MKT AREA																						B4196								NEW CONSTR								70,000								08/01/1997							
NEIGHBORHOOD/LOC	5001.00																																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																			
BAS	1,699	100	1,699	172,012																																																			
FEP	224	80	179	18,122																																																			
FGR	624	55	343	34,726																																																			
FOP	189	30	57	5,771																																																			
TOTALS	2,736		2,278	230,632																																																			
EXTRA FEATURES					56147 BOGGY TRL, CALLAHAN										BLD DATE				LGL DATE		05/19/2023		MLU																																
															XF DATE				LAND DATE																																				
															INC DATE				AG DATE																																				
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	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00	100	1990	1990	3	20	384																																								
2	0812	CONCRETE C	0 100	0	0	1,344.00	SF	4.00	4.00	100	1997	1997	3	73	3,924																																								
3	0940	SHEDS/PORT	0 100	16	12	192.00	SF	20.10	20.10	100	1990	1990	3	20	772																																								
4	0681	POLE SHED	0 100	28	12	336.00	SF	15.00	15.00	100	2002	2002	3	30	1,512																																								
5	0351	CARPORT MT	0 100	40	20	800.00	SF	10.00	10.00	100	2005	2005	3	24	1,920																																								
LAND DESCRIPTION										TOTAL OB/XF										8,512																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	5.58	AC		1.00	1.00	1.00	16,000.00	16,000.00	89,280																																						

PT E1/2 OF NW1/4
IN OR 1331/1237 & OR 1477/1169
& OR 2463/147

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CALLAHAN, FL 32011

2024

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BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structur	03	GABLE/HIP 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		0.5 100		
Frame	05	STEEL 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
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	2,400	100	2,400	29,255
TOTALS	2,400		2,400	29,255

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,400	48.3630	16.93	40,632	2004	2004	0	0	0	28.00	72.00
2 GARAGE RES - 100% - 1998						Heated Area: 2400		HX Base Yr 1998				
40 60 40 60 BAS 2004												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023

MLU