

WALKER BILLY ROBERT & MICHELE
53091 EQUESTRIAN WAY
CALLAHAN, FL 32011

35-3N-25-1810-0042-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND			
Exterior Wall		20		FACE BRICK 100		0900		01		2,294		110.9360		138.67		318,109		2017		2017		0		0		4.50		95.50			
Roof Structur		03		GABLE/HIP 100		1		SNGL FAM - 100% - 2018								Heated Area: 1881										HX Base Yr 2018					
Roof Cover		03		COMP SHNGL 100																											
Interior Wall		05		DRYWALL 100																											
Interior Floo		13		LVT/LAMNT 80																											
Interior Floo		11		CLAY TILE 20																											
Air Condition		03		CENTRAL 100																											
Heating Type		04		AIR DUCTED 100																											
Bedrooms				4 100																											
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																											
NEIGHBORHOOD/LOC		5012.00																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		1,881		100		1,881		249,100																							
FGR		400		55		220		29,134																							
FOP		162		30		49		6,489																							
UEP		240		60		144		19,069																							
TOTALS		2,683				2,294		303,794																							
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		0810		CONCRETE A		0 100		0 0		999.00		SF		6.50		6.50		100		2017		2017		3		97		6,299			
2		0504		FP-ELECTRI		0 100		0 0		1.00		UT		2,000.00		2,000.00		100		2017		2017		3		98		1,960			
3		0810		CONCRETE A		0 100		12 24		288.00		SF		6.50		6.50		100		2017		2017		3							

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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

01

MINIMUM 100

Interior Floo

03

CONC FINSH 100

Air Condition

01

NONE 100

Heating Type

01

NONE 100

Plumbing

0

100

Frame Story Height

05

STEEL 100

RMS

0

100

Stories Class

00

1. 100
. 100

Units

0

100

Occupancy

00

NONE 100

Quality

02

Quality Level 02

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

05

NEIGHBORHOOD/LOC

5012.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

840

100

840

17,237

TOTALS

840

840

17,237

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

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

02/04/2019

BY

KB

Total Acres:

0.00

Total Land Value:

50,000

Market:

0

Agricultural:

0

Common:

50,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

6500

06

840

62.3700

21.83

18,337

2017

2017

0

0

0

6.00

94.00

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

321,031

10,075

50,000

381,106

182,400

198,706

50,000

148,706

381,106

0

368,374

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2116/1763

4/28/2017

WD

Q

I

02

253,000

GRANTOR: FRANKLIN BRENTON M

GRANTEE: WALKER BILLY ROBERT

2021/0208

12/30/2015

WD

Q

V

05

100,000

GRANTOR: G&H LAND & TIMBER INV

GRANTEE: FRANKLIN BRENTON M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W35 S24 E35 N24\$.

2 GARAGE RES - 100% - 2018

Heated Area: 840

HX Base Yr 2018

BAS 2018