NE1/4 OF NE1/4
NW1/4 OF NE1/4
IN OR 1589/1073

JONES DOUGLAS Z
6166 STEVENSON DR
ORLANDO, FL 32835

2024

36-3N-24-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

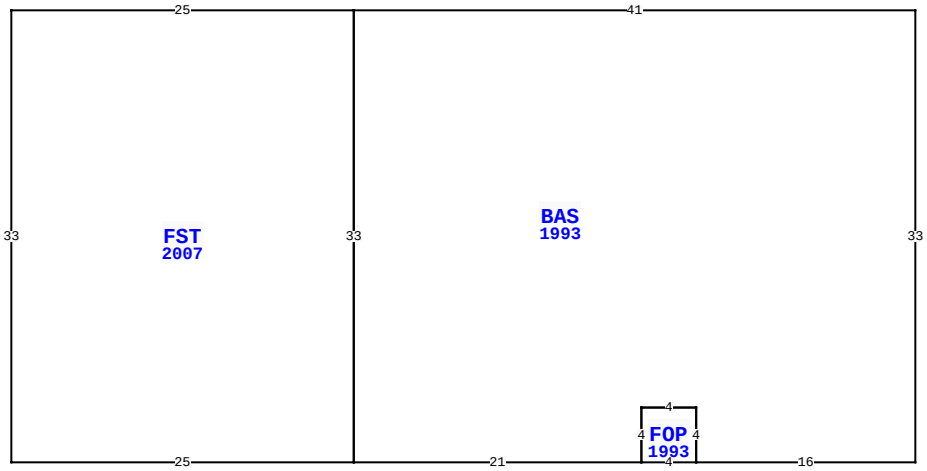
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,337	100	1,337	115,078
FOP	16	30	5	430
FST	825	55	454	39,077
TOTALS	2,178		1,796	154,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,796	122.1000	116.00	208,336	1987	1987	0	0	0	25.80	74.20

1 SINGLE FAM – 0% - 0 Heated Area: 1337 HX Base Yr



361293 M SIKES RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	154,585
TOTAL MARKET OB/XF VALUE	13,918
TOTAL LAND VALUE - MARKET	425,000
TOTAL MARKET VALUE	229,320
SOH/AGL Deduction	14,556
ASSESSED VALUE	214,764
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	214,764
TOTAL JUST VALUE	593,503
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	586,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1589/1073	10/16/2008	QC	U	I	07	100
GRANTOR: LARGIN MARY NELL ETAL						
GRANTEE: JONES RHONDA LARGIN						
1564/0759	5/01/2008	QC	U	I	01	100
GRANTOR: LARGIN MARY NELL ETAL						
GRANTEE: JONES RHONDA L & DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 FST=[YR=2007] W25 S33 E25 N33$ S33 E21
FOP=[YR=1993] E4 N4 W4 S4$ N4 E4 S4 E16 N33$.

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	0	9	18	162.00	SF	6.50	6.50	100	1987	1987	3	52	548	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
3	0202	BARN WD 30	0	0	60	60	3,600.00	SF	15.00	15.00	100	1980	1980	3	20	10,800	
4	0749	M/H STORG	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1978	1978	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 13,918

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	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	45.94	AC		1.00	1.00	1.00	555.00	555.00	25,497							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	28.00	AC		1.00	1.00	1.00	190.00	190.00	5,320							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	79.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	395,000							

REVIEW DATE 05/29/2020 BY TWA Total Acres: 74.94 Total Land Value: 60,817 Market: 395,000 Agricultural: 30,817 Common: 30,000 PRINTED 08/06/2024 BY SYS