

LUNA COURTNEY ANN
54140 PARKS ROAD
CALLAHAN, FL 32011

37-1N-25-2940-0005-0040

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

010001

Exterior Wall

31

HARDIE BRD 100

GABLE/HIP 100

Roof Structur

03

Roof Cover

12

Interior Wall

05

Interior Floo

11

Interior Floo

12

Air Condition

03

Heating Type

04

Bedrooms

3 100

Bathrooms

1 100

Frame

02

WOOD FRAME 100

Stories

1.

Units

1. 100

Occupancy

0 100

NONE 100

TOTALS

1,720

1,412

157,514

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 1242

WD DECK A

0 100

0 0

360.00

SF

10.00

10.00

100

2000

2000

3

20

720

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 000100

C

SFR

100

0005

OR

0.00

0.00

0.60

AC

1.00

1.00

1.50

35,000.00

52,500.00

31,605

REVIEW DATE

05/25/2022

BY

TWA

Total Acres:

0.60

Total Land Value:

31,605

Market:

0

Agricultural:

0

Common:

31,605

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,412

121.6800

115.60

163,227

1996

2015

0

0

0

3.50

96.50

1 SINGLE FAM - 100% - 2023

Heated Area: 1280

HX Base Yr 2023

36

12

34

34

34

8

4

7

28

12

BAS 1996

FOP 2017

FOP 1998

BAS 1997

NASSAU COUNTY PROPERTY

PAGE 1 of 1

6

VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

STANDARD

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

157,514

720

31,605

189,839

1,618

188,221

55,000

133,221

189,839

0

182,739

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2596/0695

10/12/2022

WD Q

I

01

200,000

GRANTOR: TALLEY RACHEL N F/K/A

GRANTEE: SLATER COURTNEY ANN

2233/1284

10/16/2018

WD U

I

30

94,000

GRANTOR: GODWIN ELEISE B

GRANTEE: TURNER RACHEL N

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W12 BAS=[YR=1996] W36 S34 E8 FOP=[YR=1998] E4 BAS=[YR=1997] E7 N8 W7 S8 \$ N8 W4 S8\$E28 N34\$ S34 E12 N34\$. .