

LOT 35
L/E PT OR 1320/905
NASSAU VILLAGE 1 UNR

STURDIVANT NORBRA L/E/
54041 YOST COURT
CALLAHAN, FL 32011

2024

37-1N-25-299A-0035-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

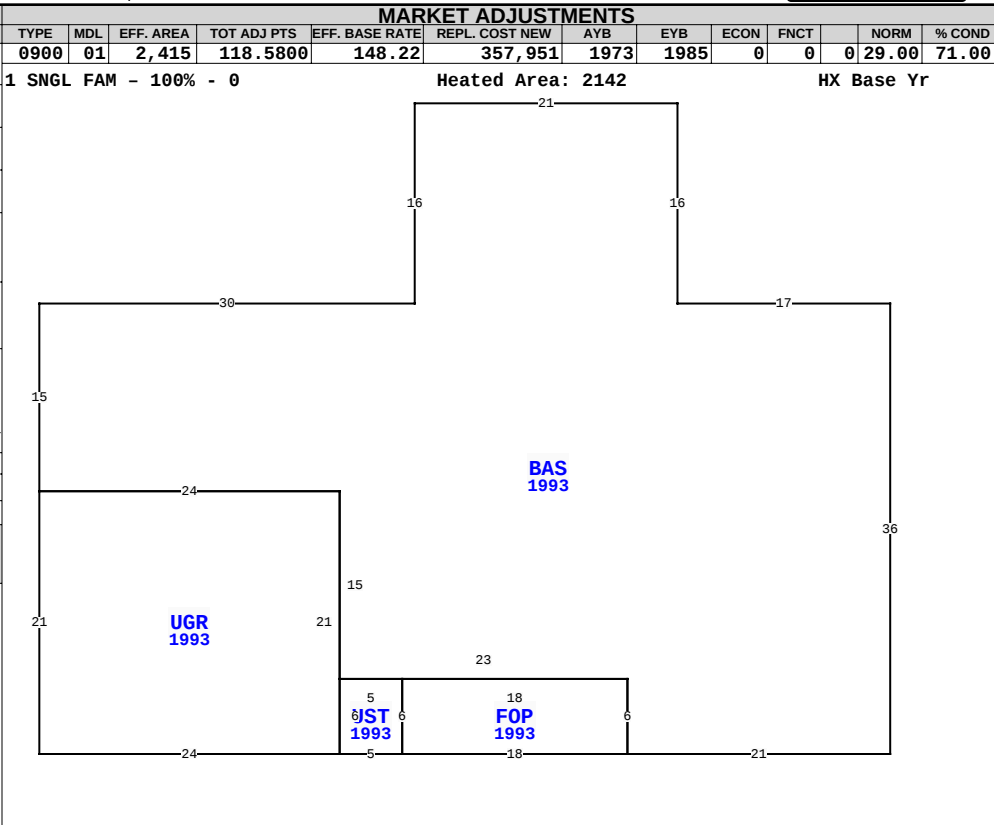
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,142	100	2,142	225,416
FOP	108	30	32	3,368
UGR	504	45	227	23,889
UST	30	45	14	1,473

TOTALS	2,784		2,415	254,145
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	832.00	SF	5.20
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0510	GARAGE WD-	0	100	16	20	320.00	SF	26.95
4	0681	POLE SHED	0	100	10	20	200.00	SF	15.00
5	0810	CONCRETE A	0	100	12	28	336.00	SF	6.50
6	0681	POLE SHED	0	100	0	0	180.00	SF	15.00
7	0681	POLE SHED	0	100	0	0	108.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RM	165.00	305.00	1.00

REVIEW DATE 06/03/2021 BY KBA



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	0811	CONCRETE B	0	100	0	0	832.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,406	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
3	0510	GARAGE WD-	0	100	16	20	320.00	SF	26.95	26.95	100	1980	1980	3	20	1,725	
4	0681	POLE SHED	0	100	10	20	200.00	SF	15.00	15.00	100	1980	1980	3	20	600	
5	0810	CONCRETE A	0	100	12	28	336.00	SF	6.50	6.50	100	1996	1996	3	72	1,572	
6	0681	POLE SHED	0	100	0	0	180.00	SF	15.00	15.00	100	2012	2012	3	68	1,836	
7	0681	POLE SHED	0	100	0	0	108.00	SF	15.00	15.00	100	2012	2012	3	68	1,102	

TOTAL OB/XF										9,869							
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
1	000100	C	SFR	100		RM	165.00	305.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000

Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000

NASSAU COUNTY PROPERTY										PAGE 1 of 2					
VALUATION SUMMARY										6					
VALUATION BY										STANDARD					
Tax Group: 6										Tax Dist:					
BUILDING MARKET VALUE										257,645					
TOTAL MARKET OB/XF VALUE										9,869					
TOTAL LAND VALUE - MARKET										45,000					
TOTAL MARKET VALUE										312,514					
SOH/AGL Deduction										171,257					
ASSESSED VALUE										141,257					
TOTAL EXEMPTION VALUE										55,000					
BASE TAXABLE VALUE										86,257					
TOTAL JUST VALUE										312,514					
NCON VALUE										0					
INCOME VALUE															
PREVIOUS YEAR MKT VALUE										302,061					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B98	GARAGE	15,232	11/01/1998
B9602970	GARAGE	15,232	06/01/1996

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1320/0905	5/18/2005	QC	U	I	18	100			
GRANTOR: STURDIVANT EARL W & N									
GRANTEE: STURDIVANT TRUST									
0305/0122	12/01/1979	WD	U	V		3,000			
GRANTOR:									
GRANTEE:									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W17 N16 W21 S16 W30 S15 UGR=[YR=1993] S21 E24 UST=[YR=1993] E5 FOP=[YR=1993] E18 N6 W18 S6\$ N6 W5 S6\$ N21 W24\$ E24 S15 E23 S6 E21 N36\$.									

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