LOT 27
IN OR 1635/1269
NASSAU VILLAGE #5 UNR

MULLIS JULIE L
54081 EDWARD LN
CALLAHAN, FL 32011

**2024**

**37-1N-25-299E-0027-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

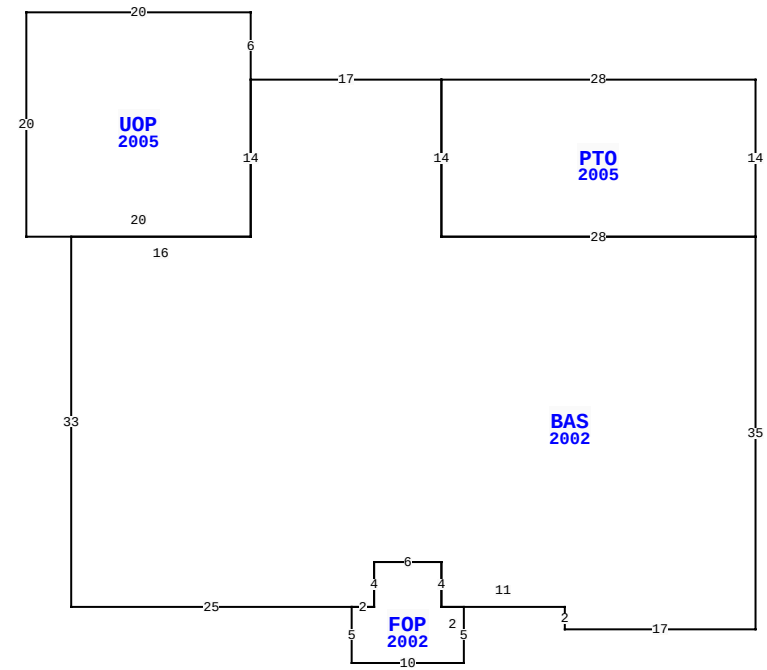
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 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 |
| 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 | 2,261 | 100 | 2,261 | 263,387 |
| FOP | 74 | 30 | 22 | 2,563 |
| PTO | 392 | 5 | 20 | 2,330 |
| UOP | 400 | 20 | 80 | 9,319 |
| TOTALS | 3,127 | | 2,383 | 277,599 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,383 | 108.6820 | 135.85 | 323,731 | 2002 | 2004 | 0 | 0 | 0 | 14.25 | 85.75 |

1 SNGL FAM – 100% - 2010 Heated Area: 2261 HX Base Yr 2010




54081 EDWARD LN, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 277,599 |
| TOTAL MARKET OB/XF VALUE | | 44,217 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 366,816 |
| SOH/AGL Deduction | | 185,908 |
| ASSESSED VALUE | | 180,908 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 130,908 |
| TOTAL JUST VALUE | | 366,816 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 357,236 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R2300926 | REPAIR/RRF | 15,000 | 01/23/2023 |
| 21002323 | REPAIR/RRF | 5,428 | 02/26/2021 |
| B16450 | SWIM POOL | 23,825 | 06/01/2005 |
| B10461 | GARAGE | 10,560 | 11/01/2002 |
| E9399 | NEW CONSTR | 0 | 04/01/2002 |
| B9446 | NEW CONSTR | 144,296 | 03/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1635/1269 | 8/13/2009 | WD | Q | I | 01 | 215,000 |
| GRANTOR: SWEETMAN JANICE K & M | | | | | | |
| GRANTEE: MULLIS HOWARD R & J | | | | | | |
| 1042/1472 | 3/11/2002 | QC | U | V | 01 | 100 |
| GRANTOR: SWEETMAN JANICE KAY | | | | | | |
| GRANTEE: SWEETMAN JANICE KAY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2005] W28 BAS=[YR=2002] W17 UOP=[YR=2005] N6 W20 S20 E20 N14$ S14 W16 S33 E25 FOP=[YR=2002] S5 E10 N5 W2 N4 W6 S4 W2$ E2 N4 E6 S4 E11 S2 E17 N35 W28 N14$ S14 E28 N14$ .

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2002 | 2002 | 3 | 86 | 3,010 | |
| 2 | 0510 | GARAGE WD- | 0 | 100 | 20 | 16 | 320.00 | SF | 28.00 | 28.00 | 100 | 2002 | 2002 | 3 | 30 | 2,688 | |
| 3 | 0861 | POOL GUNIT | 0 | 100 | 30 | 15 | 450.00 | SF | 85.00 | 85.00 | 100 | 2006 | 2006 | 3 | 44 | 16,830 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 880.00 | SF | 10.00 | 10.00 | 100 | 2006 | 2006 | 3 | 87 | 7,656 | |
| 5 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,079.00 | SF | 4.00 | 4.00 | 100 | 2005 | 2005 | 3 | 86 | 7,152 | |
| 6 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 210.00 | LF | 32.00 | 32.00 | 100 | 2018 | 2018 | 3 | 94 | 6,317 | |
| 7 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2018 | 2018 | 3 | 94 | 564 | |

## LAND DESCRIPTION

TOTAL OB/XF 44,217

| 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 | 000100 | C | SFR | 100 | 0006 | RM | 140.00 | 267.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 01/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS