

TRACTS 90 91 & 97
IN OR 2091/651
NASSAU VILLAGE WEST PB 5/23

NETTLES JOSEPH S & DOROTHY A
54073 CORNELIA COURT
CALLAHAN, FL 32011

2024

37-1N-25-299F-0090-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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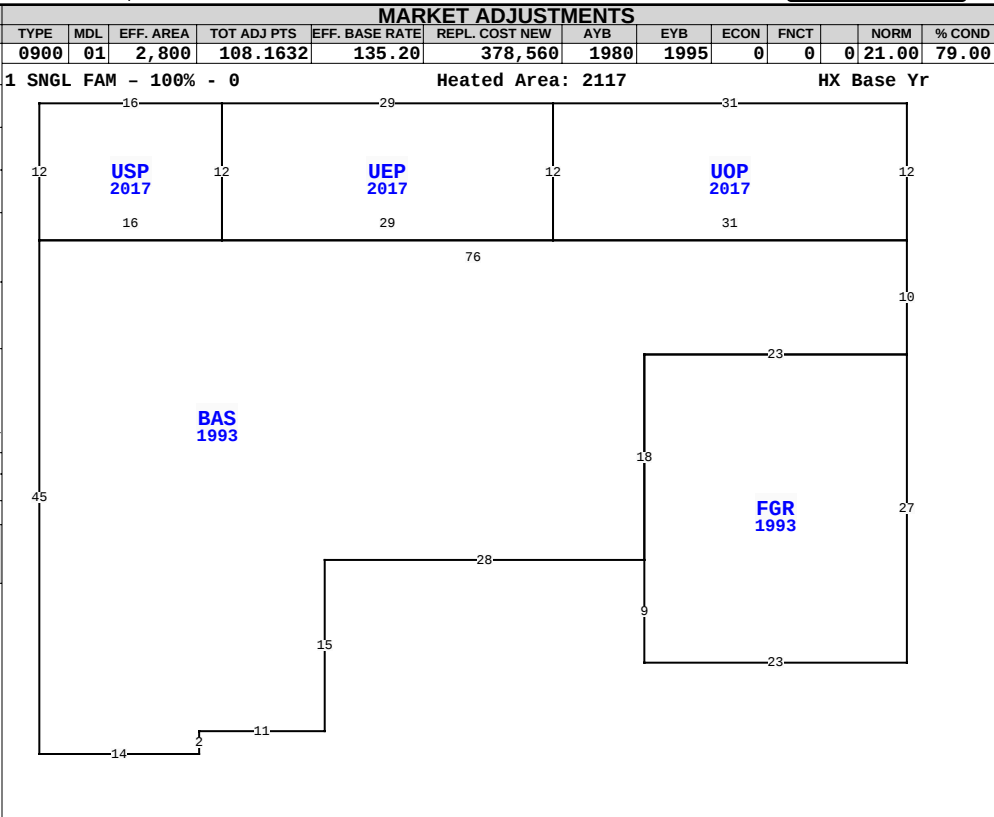
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,117	100	2,117	226,112
FGR	621	55	342	36,528
UEP	348	60	209	22,323
UOP	372	20	74	7,904
USP	192	30	58	6,195

TOTALS	3,650		2,800	299,062
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	2,493.00	SF	4.00
3	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00

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	0006	RM	345.00	268.00	2.00
2	000100	C	SFR	100	0006	RM	0.00	0.00	1.00

REVIEW DATE	01/07/2021	BY	KB
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54073 CORNELIA CT, CALLAHAN	BLD DATE	03/03/2023	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

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	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	
2	0812	CONCRETE C	0	100	0	0	2,493.00	SF	4.00	4.00	100	1990	1990	3	59.5	5,933	
3	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	2005	2005	3	24	864	

TOTAL OB/XF															8,425		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL						
06 RM	345.00	268.00	2.00	LT		1.00	1.00	1.00	45,000.00	45,000.00							
06 RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00							

Total Acres: 0.00	Total Land Value: 135,000	Market: 0	Agricultural: 0	Common: 135,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		413,782	
TOTAL MARKET OB/XF VALUE		8,425	
TOTAL LAND VALUE - MARKET		135,000	
TOTAL MARKET VALUE		557,207	
SOH/AGL Deduction		242,293	
ASSESSED VALUE		314,914	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		264,914	
TOTAL JUST VALUE		557,207	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		548,416	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010195	REPAIR/RRF	0	10/23/2020
1703577	REMODEL	27,738	06/01/2017
B007557	XF0B	4,968	09/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2091/0651	12/28/2016	QD	U	I	11	100	
GRANTOR: NETTLES JOSEPH S							
GRANTEE: NETTLES JOSEPH S &							
0538/0623	3/11/1988	WD	U	I	06	50,000	
GRANTOR: NETTLES BONNIE LARUE							
GRANTEE: NETTLES JOSEPH S							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=2017] W31 UEP=[YR=2017] W29 USP=[YR=2017] W16 S12 BAS=[YR=1993] S45 E14 N2 E11 N15 E28 FGR=[YR=1993] S9 E23 N27 W23 S18\$ N18 E23 N10 W76\$ E16 N12\$ S12 E29 N12\$ S12 E31 N12 \$.									

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