

HUMPHREY INEZ MARGARET & LARRY TERRILL
36288 INEZ LN
CALLAHAN, FL 32011

37-3N-24-0000-0001-0030

BUILDING CHARACTERISTICS CONSTRUCTION										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																	
Exterior Wall		20	FACE BRICK 100		0100	01	2,320	105.8400	100.55	233,276	1986			0	0	26.35	73.65	VALUATION BY																
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2022										Heated Area: 1874										HX Base Yr 2022									
Roof Cover		03	COMP SHNGL 100																						Tax Group: 4									
Interior Wall		05	DRYWALL 100																						Tax Dist:									
Interior Floor		14	CARPET 90																						BUILDING MARKET VALUE									
Interior Floor		08	SHT VINYL 10																						TOTAL MARKET OB/XF VALUE									
Air Condition		03	CENTRAL 100																						TOTAL LAND VALUE - MARKET									
Heating Type		04	AIR DUCTED 100																						TOTAL MARKET VALUE									
Bedrooms			3 100																						SOH/AGL Deduction									
Bathrooms			2 100																						ASSESSED VALUE									
Frame		02	WOOD FRAME 100																						TOTAL EXEMPTION VALUE									
Stories		1.	1. 100																						BASE TAXABLE VALUE									
Units			0 100																						TOTAL JUST VALUE									
BUD8 Adjustme		04	DIST 01 100																						NCON VALUE									
Occupancy		00	NONE 100																						INCOME VALUE									
Quality		03	Quality Level 03																						PREVIOUS YEAR MKT VALUE									
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	1,874	100	1,874	138,779																														
FGR	528	55	290	21,476																														
FOP	72	30	22	1,629																														
FSP	336	40	134	9,924																														
TOTALS		2,810	2,320	171,808																														
EXTRA FEATURES					36288 INEZ LN, CALLAHAN										BLD DATE					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	0810	CONCRETE A	0 100	21	12	252.00	SF	6.50	6.50	100	1986	1986	3	49.5	811																			
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100																			
3	0510	GARAGE WD-	0 100	36	20	720.00	SF	35.00	35.00	100	1986	1986	3	20	5,040																			
4	0510	GARAGE WD-	0 0	20	30	600.00	SF	24.85	24.85	100	1983	1983	3	20	2,982																			
5	0681	POLE SHED	0 0	11	30	330.00	SF	15.00	15.00	100	1983	1983	3	20	990																			
6	0681	POLE SHED	0 0	30	12	360.00	SF	15.00	15.00	100	1995	1995	3	23	1,242																			
7	0681	POLE SHED	0 0	15	10	150.00	SF	15.00	15.00	100	2003	2003	3	32	720																			
LAND DESCRIPTION										TOTAL OB/XF										13,885														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100	0007	OR	0.00	0.00	7.26	AC		1.00	1.00	1.00	19,000.00	19,000.00	137,940																	
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	415.00	415.00	3,320																	
3	009910	M	MKT. VAL .AG	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	120,000																	
REVIEW DATE		03/22/2022	BY	TWA	Total Acres: 15.26		Total Land Value: 141,260		Market: 120,000		Agricultural: 3,320		Common: 137,940		PRINTED 08/06/2024 BY SYS																			