IN OR 1767/1571

SMART WANDELLA J/DAUGHTRY JOSEPH D JR ET AL
545605 US 1
CALLAHAN, FL 32011

**2024**

**37-3N-24-0000-0013-0060**

## BUILDING CHARACTERISTICS

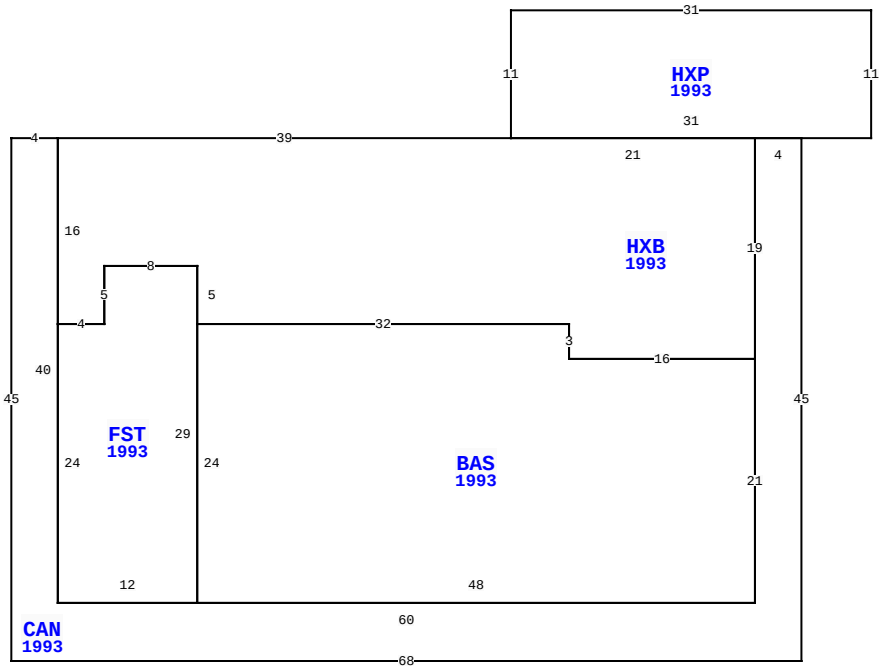
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 01 | FLAT 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 16 | EPOXY STRP 50 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 6 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 13 100 |
| RMS | | 5 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | OO | OWNER OCC 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 1200 | STORE/OFFICE/RESID |
| MAP NUM | | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 9002.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,104 | 100 | 1,104 | 80,940 |
| CAN | 660 | 30 | 198 | 14,517 |
| FST | 328 | 50 | 164 | 12,024 |
| HXB | 968 | 100 | 968 | 70,969 |
| HXP | 341 | 30 | 102 | 7,478 |
| TOTALS | 3,401 | | 2,536 | 185,927 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1101 | 04 | 2,536 | 102.8976 | 146.63 | 371,854 | 1958 | 1980 | 0 | 0 | 0 | 50.00 | 50.00 |

1 RETAILSTOR – 0% - 2006 Heated Area: 2072 HX Base Yr 2006




545605 US HWY 1, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | 10/09/2014 KK | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 287,097 |
| TOTAL MARKET OB/XF VALUE | | 27,331 |
| TOTAL LAND VALUE - MARKET | | 74,905 |
| TOTAL MARKET VALUE | | 389,333 |
| SOH/AGL Deduction | | 117,415 |
| ASSESSED VALUE | | 271,918 |
| TOTAL EXEMPTION VALUE | HA HAB | 19,766 |
| BASE TAXABLE VALUE | | 252,152 |
| TOTAL JUST VALUE | | 389,333 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 391,155 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1767/1571 | 12/02/2011 | QC | U | I | 11 | 100 |
| GRANTOR: SMART WANDELLA J ETAL | | | | | | |
| GRANTEE: SMART WANDELLA J ET | | | | | | |
| 1363/1135 | 11/01/2005 | WD | Q | I | | 260,000 |
| GRANTOR: SEAWRIGHT DORIS L BRE | | | | | | |
| GRANTEE: SMART WANDELLA J & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

HXP=[YR=1993] W31 S11 HXB=[YR=1993] W39 CAN=[YR=1993] W4 S45 E68 N45 W4 S19 BAS=[YR=1993] S21 W48 FST=[YR=1993] W12 N24 E4 N5 E8 S29 $ N24 E32 S3 E16 $ S21 W60 N40 $ S16 E4 N5 E8 S5 E32 S3 E16 N19 W21 $ E31 N11 $ .

## 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 | 0810 | CONCRETE A | 0 | 34 | 53 | 3 | 159.00 | SF | 6.50 | 6.50 | 100 | 1990 | 1990 | 3 | 59.5 | 615 | |
| 2 | 0510 | GARAGE WD- | 0 | 34 | 24 | 20 | 480.00 | SF | 35.00 | 35.00 | 100 | 1970 | 1970 | 3 | 20 | 3,360 | |
| 3 | 0680 | POLE SHED | 0 | 34 | 24 | 13 | 312.00 | SF | 10.00 | 10.00 | 100 | 1960 | 1960 | 3 | 20 | 624 | |
| 4 | 0680 | POLE SHED | 0 | 34 | 24 | 12 | 288.00 | SF | 10.00 | 10.00 | 100 | 1970 | 1970 | 3 | 20 | 576 | |
| 5 | 0910 | SCRN RM L | 0 | 34 | 19 | 14 | 266.00 | SF | 15.00 | 15.00 | 100 | 1995 | 1995 | 3 | 20 | 798 | |
| 6 | 1122 | CB 6" | 0 | 34 | 55 | 6 | 330.00 | SF | 5.85 | 5.85 | 100 | 1990 | 1990 | 3 | 59.5 | 1,149 | |
| 7 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 9,520.00 | SF | 2.00 | 2.00 | 100 | 1985 | 1985 | 3 | 50 | 9,520 | |
| 8 | 0812 | CONCRETE C | 0 | 34 | 0 | 0 | 1,099.00 | SF | 4.00 | 4.00 | 100 | 1990 | 1990 | 3 | 59.5 | 2,616 | |
| 9 | 0351 | CARPORT MT | 0 | 34 | 20 | 18 | 360.00 | SF | 10.00 | 10.00 | 100 | 2007 | 2007 | 3 | 31 | 1,116 | |
| 10 | 0940 | SHEDS/PORT | 0 | 34 | 5 | 18 | 90.00 | SF | 30.00 | 30.00 | 100 | 2007 | 2007 | 3 | 31 | 837 | |

TOTAL OB/XF 21,211

## LAND DESCRIPTION

| 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 | 001200 | C | STORE COMB | 34 | 0004 | OR | 0.00 | 0.00 | 18,805.00 | SF | | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 18,805 | | | | | | | |
| 2 | 000115 | C | SFR ACRES | 34 | 0004 | OR | 0.00 | 0.00 | 1.87 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 56,100 | | | | | | | |

REVIEW DATE 07/10/2020 BY TWA Total Acres: 1.87 Total Land Value: 74,905 Market: 0 Agricultural: 0 Common: 74,905 PRINTED 08/06/2024 BY SYS

IN OR 1767/1571

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**2024**

**37-3N-24-0000-0013-0060**

## BUILDING CHARACTERISTICS

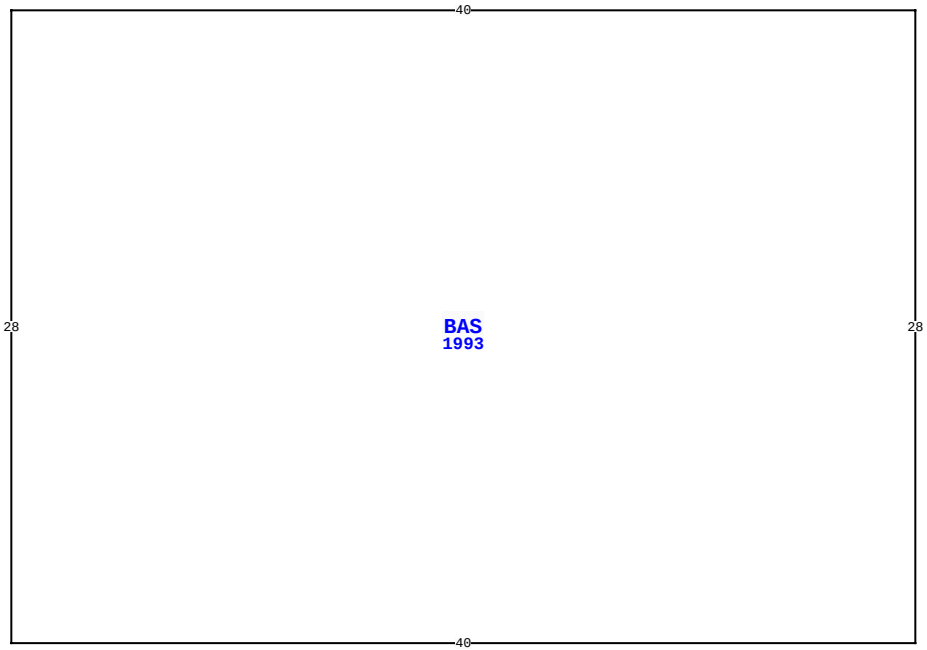
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 1200 | STORE/OFFICE/RESID |
| MAP NUM | | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 9002.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,120 | 100 | 1,120 | 101,170 |
| TOTALS | 1,120 | | 1,120 | 101,170 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,120 | 110.2400 | 104.73 | 117,298 | 1988 | 1995 | 0 | 0 | 0 | 13.75 | 86.25 |

2 SINGLE FAM – 34% - 2006 Heated Area: 1120 HX Base Yr 2006




545605 US HWY 1, CALLAHAN

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| GRANTEE: SMART WANDELLA J ET | | | | | | |
| 1363/1135 | 11/01/2005 | WD | Q | I | | 260,000 |
| GRANTOR: SEAWRIGHT DORIS L BRE | | | | | | |
| GRANTEE: SMART WANDELLA J & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W40 S28 E40 N28 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0940 | SHEDS/PORT | 0 | 34 | 20 | 12 | 240.00 | SF | 30.00 | 30.00 | 100 | 2010 | 2010 | 3 | 45 | 3,240 | |
| 12 | 0351 | CARPORT MT | 0 | 34 | 20 | 8 | 160.00 | SF | 10.00 | 10.00 | 100 | 2010 | 2010 | 3 | 45 | 720 | |
| 13 | 0940 | SHEDS/PORT | 0 | 34 | 16 | 10 | 160.00 | SF | 30.00 | 30.00 | 100 | 2010 | 2010 | 3 | 45 | 2,160 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,120

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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