

PT FRANCIS WOODS DONATION
SEC 42-2N-25E IN OR 1634/1202
& ESMT IN OR 1389/1385

LANGRELL JOHN R JR & TAMI J
PO BOX 1001
CALLAHAN, FL 32011-1001

2024

42-2N-25-0000-0003-0000



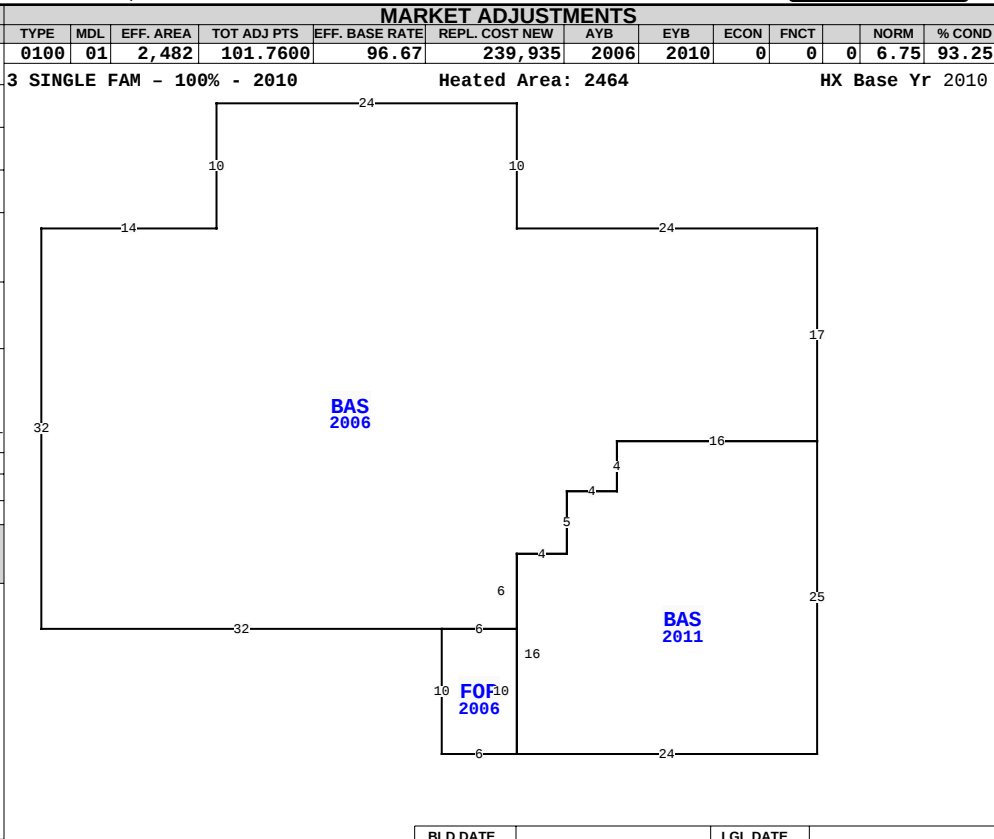
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	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	1,916	100	1,916	172,718
BAS	548	100	548	49,399
FOP	60	30	18	1,623
TOTALS	2,524		2,482	223,739

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	2006
2	0810	CONCRETE A	0	100	0	0		438.00	SF 6.50	100	2006
3	0861	POOL GUNIT	0	100	30	16		480.00	SF 85.00	100	2011
4	0855	CONC PAVER	0	100	0	0		684.00	SF 7.00	100	2011
5	0911	SCRN RM A	0	100	22	46		1,012.00	SF 17.50	100	2011

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	2.21	AC	



TOTAL OB/XF											
44,999											
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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		233,835	
TOTAL MARKET OB/XF VALUE		44,999	
TOTAL LAND VALUE - MARKET		77,350	
TOTAL MARKET VALUE		356,184	
SOH/AGL Deduction		161,317	
ASSESSED VALUE		194,867	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		144,867	
TOTAL JUST VALUE		356,184	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		349,154	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24781	ADDITION	18,749	06/01/2011
M10752	MECH OTHER	0	12/01/2005
P10182	OTHER	0	10/01/2005
C15980	CO ISSUED	145,008	09/01/2005
C15980	NEW CONSTR	145,008	09/01/2005
B15980	NEW CONSTR	145,008	09/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1634/1202	8/10/2009	WD	Q	I	02
GRANTOR: BRAUNER WILLIAM H & C					
GRANTEE: LANGRELL JOHN R JR					
1156/1624	7/25/2003	WD	U	I	01
GRANTOR: GRESSMAN COLLEEN J					
GRANTEE: GRAUNER WILLIAM H &					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2006] W24 N10 W24 S10 W14 S32 E32 FOP=[YR=2006] S10					
E6 BAS=[YR=2011] E24 N25 W16 S4 W4 S5 W4 S16\$ N10 W6\$ E6 N6					
E4 N5 E4 N4 E16 N17\$.					

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