PT FRANCIS WOODS DONATION
SEC 42-2N-25E IN OR 1766/1427
& ESMT IN OR 1389/1385

PAGE KEVIN
55349 GRESSMAN RD
CALLAHAN, FL 32011

2024

42-2N-25-0000-0003-0070

BUILDING CHARACTERISTICS

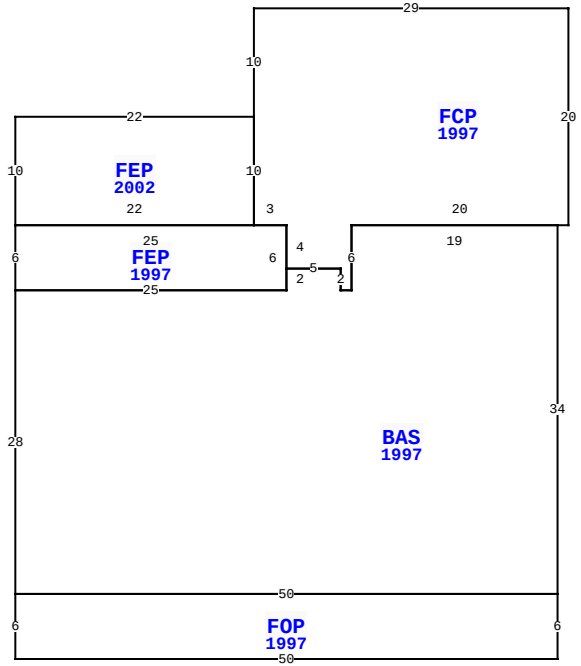
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,524	100	1,524	138,527
FCP	606	25	152	13,816
FEP	150	80	120	10,908
FEP	220	80	176	15,998
FOP	300	30	90	8,181
TOTALS	2,800		2,062	187,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,062	109.6620	104.18	214,819	1997	1997	0	0	0	12.75	87.25

1 SINGLE FAM – 0% - 0 Heated Area: 1524 HX Base Yr



55063 MAXX LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	187,430
TOTAL MARKET OB/XF VALUE	4,992
TOTAL LAND VALUE - MARKET	97,650
TOTAL MARKET VALUE	290,072
SOH/AGL Deduction	19,108
ASSESSED VALUE	270,964
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	270,964
TOTAL JUST VALUE	290,072
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	281,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1766/1427	11/30/2011	WD	U	I	37	85,000
GRANTOR: THOMPSON JASON H						
GRANTEE: PAGE KEVIN						
1551/1385	2/20/2008	WD	U	I	06	100
GRANTOR: BRAUNER WILLIAM H & C						
GRANTEE: THOMPSON JASON HOWE						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1997] W29 S10 FEP=[YR=2002] W22 S10 FEP=[YR=1997] S6 BAS=[YR=1997] S28 FOP=[YR=1997] S6 E50 N6 W50$ E50 N34 W19 S6 W1 N2 W5 S2 W25$ E25 N6 W25$ E22 N10$ S10 E3 S4 E5 S2 E1 N6 E20 N20$.

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	0510	GARAGE WD-	0	0	20	24	480.00	SF	35.00	35.00	100	1996	1996	3	24	4,032	
2	0681	POLE SHED	0	0	20	8	160.00	SF	15.00	15.00	100	2005	2005	3	40	960	

LAND DESCRIPTION

TOTAL OB/XF 4,992

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	000115	C	SFR ACRES	0	0007	OR	0.00	0.00	2.79	AC		1.00	1.00	1.00	35,000.00	35,000.00	97,650							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.79 Total Land Value: 97,650 Market: 0 Agricultural: 0 Common: 97,650 PRINTED 08/06/2024 BY SYS