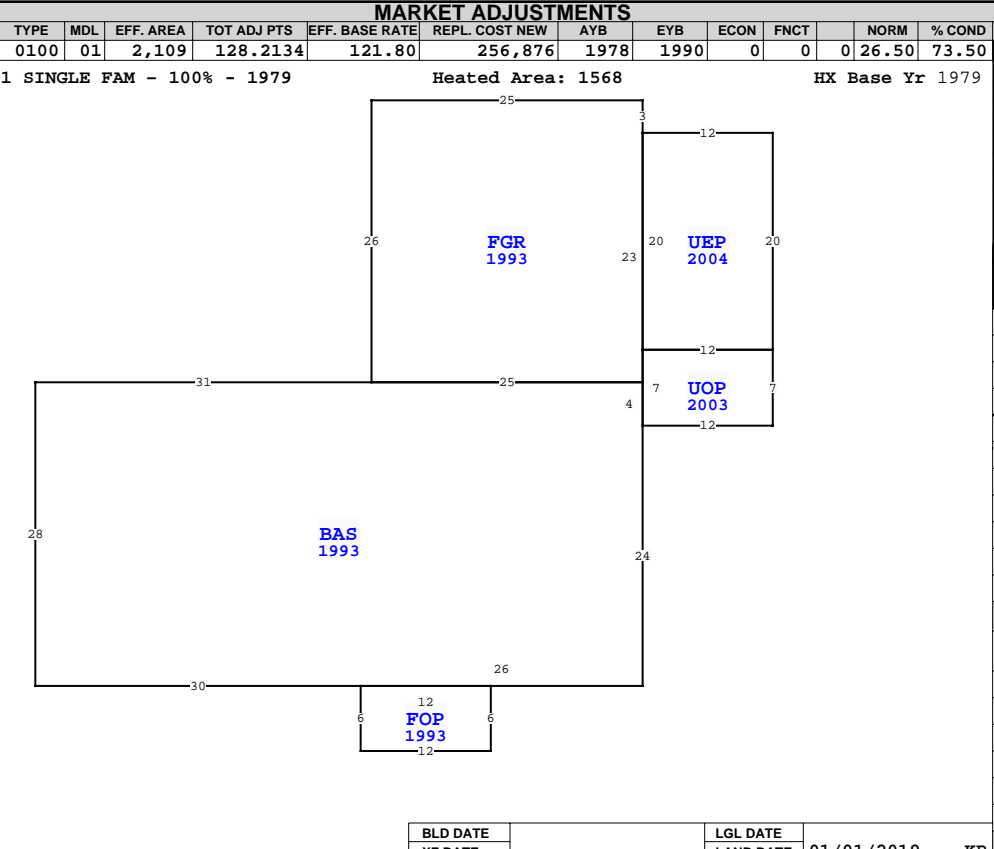




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	06	DIST 1D	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,568	100	1,568
FGR	650	55	358
FOP	72	30	22
UEP	240	60	144
UOP	84	20	17
TOTALS	2,614		2,109
			188,804



NASSAU COUNTY PROPERTY PAGE 1 of 2

VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		199,228
TOTAL MARKET OB/XF VALUE		9,165
TOTAL LAND VALUE - MARKET		139,120
TOTAL MARKET VALUE		285,049
SOH/AGL Deduction		146,708
ASSESSED VALUE		138,341
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		88,341
TOTAL JUST VALUE		347,513
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2301113	REMODEL	15,827	01/25/2023
R1903556	REPAIR/RRF	9,000	04/09/2019
E11394	NEW CONSTR	600	07/01/2003
B11186	XFOB	20,000	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2587/1635	8/31/2022	QC	U	V	11	100

GRANTOR: THOMAS FAMILY TRUST
 GRANTEE: THOMAS WAYNE & DANI
 0250/0554 10/31/1977 WD U V 01 100
 GRANTOR: THOMAS JEWELL (WIDOW)
 GRANTEE: THOMAS WAYNE R & DA

EXTRA FEATURES

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	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0812	CONCRETE C	0	100	0	1,763.00	SF	4.00	4.00	100	1985	1985	3	47	3,314	
3	0940	SHEDS/PORT	0	100	16	192.00	SF	18.30	18.30	100	1990	1990	3	20	703	
4	0680	POLE SHED	0	100	40	1,760.00	SF	10.00	10.00	100	1980	1980	3	20	3,520	

55051 MOSQUITO TRL, CALLAHAN

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	01/01/2019	KB
						01/01/2019	KB

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=2004] W12 FGR=[YR=1993] N3 W25 S26 BAS=[YR=1993]
 W31 S28 E30 FOP=[YR=1993] S6 E12 N6 W12 \$ E26 N24
 UOP=[YR=2003] E12 N7 W12 S7 \$ N4 W25 \$ E25 N23 \$ S20 E12 N20 \$.

LAND DESCRIPTION		TOTAL OB/XF 9,165																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	4.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	72,000							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	8.39	AC		1.00	1.00	1.00	555.00	555.00	4,656							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	8.39	AC		1.00	1.00	1.00	8,000.00	8,000.00	67,120							

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	29	NONE 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floor	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC		8026.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,600	100
TOTALS	1,600	1,600

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2											
2 GARAGE RES - 100% - 1979			Heated Area: 1600			HX Base Yr 1979					
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <div style="border: 1px solid blue; padding: 5px;">BAS 1993</div> </div>											
TOTALS			1,600	1,600	10,424						

NASSAU COUNTY PROPERTY				PAGE 2 of 2	6	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 6				Tax Dist:		
BUILDING MARKET VALUE				199,228		
TOTAL MARKET OB/XF VALUE				9,165		
TOTAL LAND VALUE - MARKET				139,120		
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TOTAL EXEMPTION VALUE				50,000		
BASE TAXABLE VALUE				88,341		
TOTAL JUST VALUE				347,513		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				333,256		
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2587/1635	8/31/2022	QC	U	V	11	100
GRANTOR: THOMAS FAMILY TRUST						
GRANTEE: THOMAS WAYNE & DANIELLE						
0250/0554	10/31/1977	WD	U	V	01	100
GRANTOR: THOMAS JEWELL (WIDOW)						
GRANTEE: THOMAS WAYNE R & DANIELLE						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1993] W40 S40 E40 N40\$.						

EXTRA FEATURES																
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

TOTAL OB/XF											0					
55051 MOSQUITO TRL, CALLAHAN																
											BLD DATE		LGL DATE		KB	
											XF DATE		LAND DATE		01/01/2019	
											INC DATE		AG DATE		01/01/2019	

LAND DESCRIPTION										TOTAL OB/XF										0					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	