PT SEC 42-2N-25E
FRANCIS WOODS DONATION
IN OR 2294/1139 & OR 2564/1559

WYNN AUSTIN T & JENNIFER R
55219 BENT CREEK FARMS RD
CALLAHAN, FL 32011

**2024**

**42-2N-25-0000-0013-0060**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 06 | BD/BATTEN 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| 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 | 06 | Quality Level 06 |

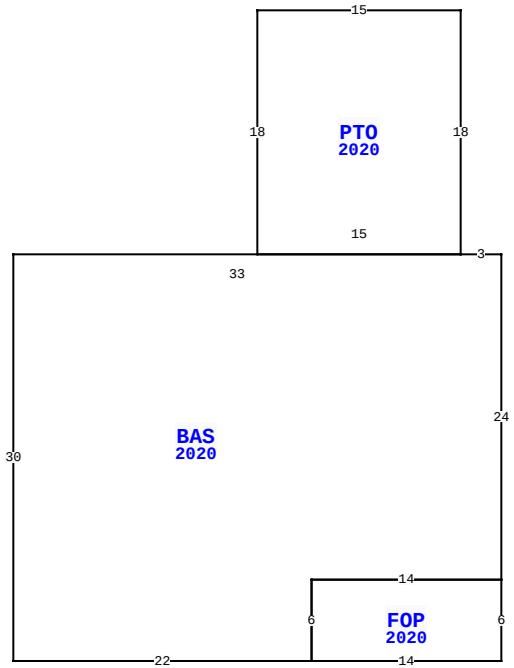
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 996 | 100 | 996 | 125,214 |
| FOP | 84 | 30 | 25 | 3,143 |
| PTO | 270 | 5 | 14 | 1,760 |
| TOTALS | 1,350 | | 1,035 | 130,116 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,035 | 135.3780 | 128.61 | 133,111 | 2020 | 2020 | 0 | 0 | 0 | 2.25 | 97.75 |

1 SINGLE FAM – 100% - 2021 Heated Area: 996 HX Base Yr 2021




55219 BENT CREEK FARMS RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/19/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 130,116 |
| TOTAL MARKET OB/XF VALUE | | 2,744 |
| TOTAL LAND VALUE - MARKET | | 420,000 |
| TOTAL MARKET VALUE | | 552,860 |
| SOH/AGL Deduction | | 116,785 |
| ASSESSED VALUE | | 436,075 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 386,075 |
| TOTAL JUST VALUE | | 552,860 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 547,359 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19010171 | CO ISSUED | 0 | 02/19/2020 |
| 19010171 | NEW CONSTR | 126,063 | 09/26/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2564/1559 | 5/05/2022 | WD | Q | V | 03 | 200,000 |
| GRANTOR: BENDIXEN JAMES J | | | | | | |
| GRANTEE: WYNN AUSTIN T & JEN | | | | | | |
| 2294/1139 | 7/31/2019 | WD | Q | V | 01 | 260,000 |
| GRANTOR: BENT OAK FARMS OF CAL | | | | | | |
| GRANTEE: WYNN AUSTIN T & JEN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W3 PTO=[YR=2020] N18 W15 S18 E15$ W33 S30 E22
FOP=[YR=2020] E14 N6 W14 S6$ N6 E14 N24$.

## 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 | 0680 | POLE SHED | 0 | 100 | 28 | 10 | 280.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 98 | 2,744 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,744

| 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 | 100 | | OR | | | 20.00 | AC | | 1.00 | 1.00 | 1.00 | 14,000.00 | 14,000.00 | 280,000 | | | | | | | |
| 2 | 000115 | C | SFR ACRES | 100 | | OR | | | 10.00 | AC | | 1.00 | 1.00 | 1.00 | 14,000.00 | 14,000.00 | 140,000 | | | | | | | |

REVIEW DATE 01/06/2023 BY KWA Total Acres: 30.00 Total Land Value: 420,000 Market: 0 Agricultural: 0 Common: 420,000 PRINTED 08/06/2024 BY SYS