BLOCK 1 LOT 10
YULEE HEIGHTS SUB PB 3/47A

KLINE MARY K
86239 CALLAWAY DR
YULEE, FL 32097

2024

42-2N-27-4400-0001-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

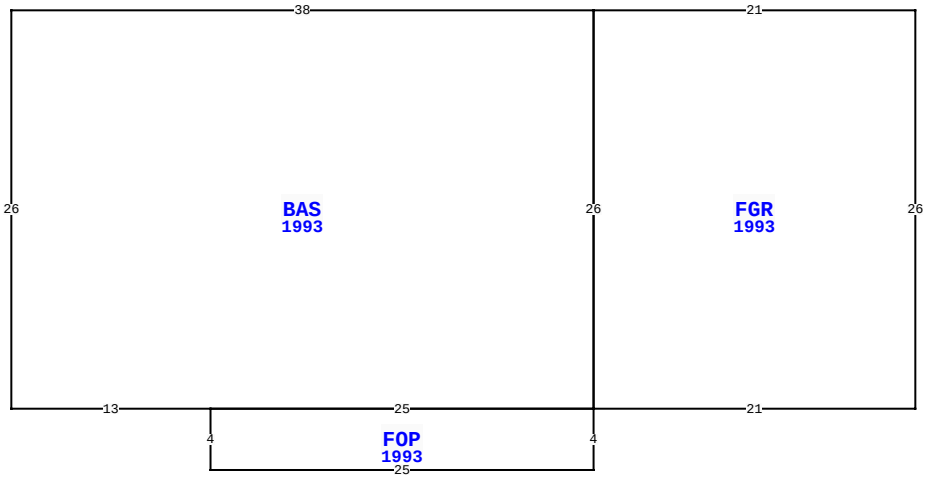
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100	988	102,512
FGR	546	55	300	31,127
FOP	100	30	30	3,112
TOTALS	1,634		1,318	136,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,318	116.1888	110.38	145,481	1968	2015	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2022 Heated Area: 988 HX Base Yr 2022



86239 CALLAWAY DR, YULEE

BLD DATE	04/13/2015	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		136,752
TOTAL MARKET OB/XF VALUE		4,876
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		191,628
SOH/AGL Deduction		85,489
ASSESSED VALUE		106,139
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		51,139
TOTAL JUST VALUE		191,628
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2698/312	3/01/2024	WD	Q	I	01	267,000
GRANTOR: ORITZ JOSE O & LEIDA						
GRANTEE: KLINE MARY K						
2450/1499	4/07/2021	WD	Q	I	01	130,000
GRANTOR: VILLA ANTONIO & VELIA						
GRANTEE: ORITZ JOSE O & LEID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-21,0] W38 S26 E13 E25 N26 $
FGR=[YR=1993;ORIG=0,0] W21 S26 E21 N26 $
FOP=[YR=1993;ORIG=-46,26] S4 E25 N4 W25 $
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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	100	0	0	992.00	SF	6.50	6.50	100	1993	1993	3	66	4,256	
2	1242	WD DECK A	0	100	0	0	124.00	SF	10.00	10.00	100	2011	2011	3	50	620	

LAND DESCRIPTION

TOTAL OB/XF 4,876

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	000100	C	SFR	100	0006	RSF-	2120.00	90.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/30/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS