BLOCK 3 PT OF LOTS 6 & 7
IN OR 1829/742
YULEE HEIGHTS SUB PB 3/47A

HARLOW MAX & LYNETTE
86312 CALLAWAY
YULEE, FL 32097

2024

42-2N-27-4400-0003-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

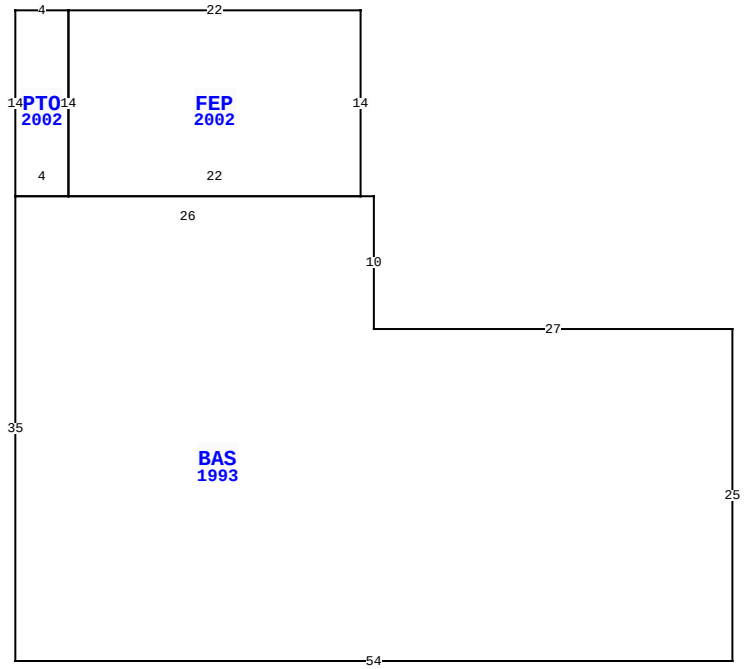
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	117,614
FEP	308	80	246	17,860
PTO	56	5	3	218
TOTALS	1,984		1,869	135,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,869	118.4820	112.56	210,375	1972	1972	0	0	0	35.50	64.50

1 SINGLE FAM – 100% - 2014 Heated Area: 1620 HX Base Yr 2014



86312 CALLAWAY DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		141,537
TOTAL MARKET OB/XF VALUE		5,998
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		207,535
SOH/AGL Deduction		93,309
ASSESSED VALUE		114,226
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		64,226
TOTAL JUST VALUE		207,535
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20065	ELEC OTHER	0	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1829/0742	12/06/2012	WD	Q	I	02	60,000
GRANTOR: SHAVERS ANITA G						
GRANTEE: HARLOW MAX & LYNETT						
1232/1172	5/24/2004	QC	U	I	01	100
GRANTOR: SHAVERS JAMES D & ANI						
GRANTEE: SHAVERS ANITA G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 N10 W1 FEP=[YR=2002] N14 W22 PTO=[YR=2002] W4 S14 E4 N14 $ S14 E22 $ W26 S35 E54 N25$.

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	0812	CONCRETE C	0	100	0	0	1,472.00	SF	4.00	4.00	100	1983	1983	3	41	2,414	
2	0510	GARAGE WD-	0	100	20	16	320.00	SF	35.00	35.00	100	2003	2003	3	32	3,584	

LAND DESCRIPTION

TOTAL OB/XF 5,998

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		RSF-	2121.00	120.00	1.50	LT		1.00	1.00	0.80	50,000.00	40,000.00	60,000							

REVIEW DATE 11/12/2019 BY TWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

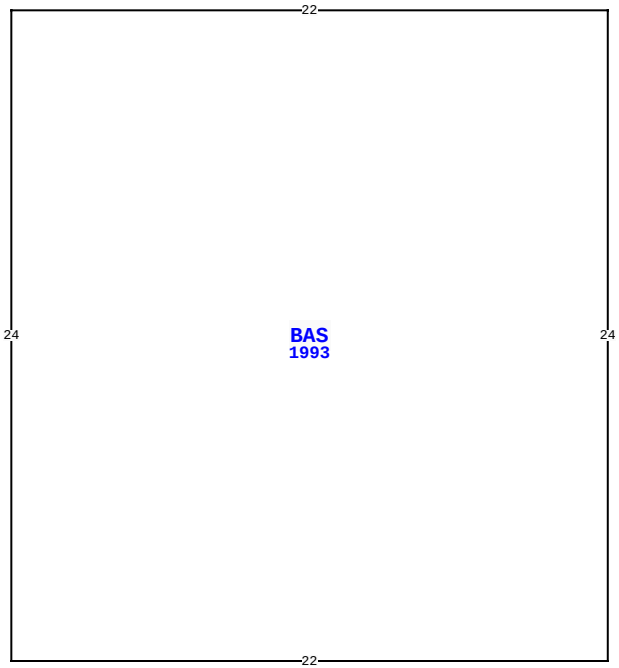
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	528	100	528	5,845
TOTALS	528		528	5,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	528	63.2500	22.14	11,690	1983	1983	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2014 Heated Area: 528 HX Base Yr 2014



86312 CALLAWAY DR, YULEE

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INCOME VALUE		
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GRANTEE: HARLOW MAX & LYNETT						
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GRANTOR: SHAVERS JAMES D & ANI						
GRANTEE: SHAVERS ANITA G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S24 E22 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/12/2019 BY TWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS