

BLOCK 3 S 50 FT OF LOT 7 &
N 73 FT OF LOT 8
IN OR 700/1285

TEMOSHCHUK MADELYNE B REVOCABLE LIVING TRUST
86336 CALLAWAY DR
YULEE, FL 32097

2024

42-2N-27-4400-0003-0070



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 70
Exterior Wall	05 AVERAGE 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 80
Interior Wall	05 DRYWALL 20
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
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
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
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NEIGHBORHOOD/LOC	4052.00
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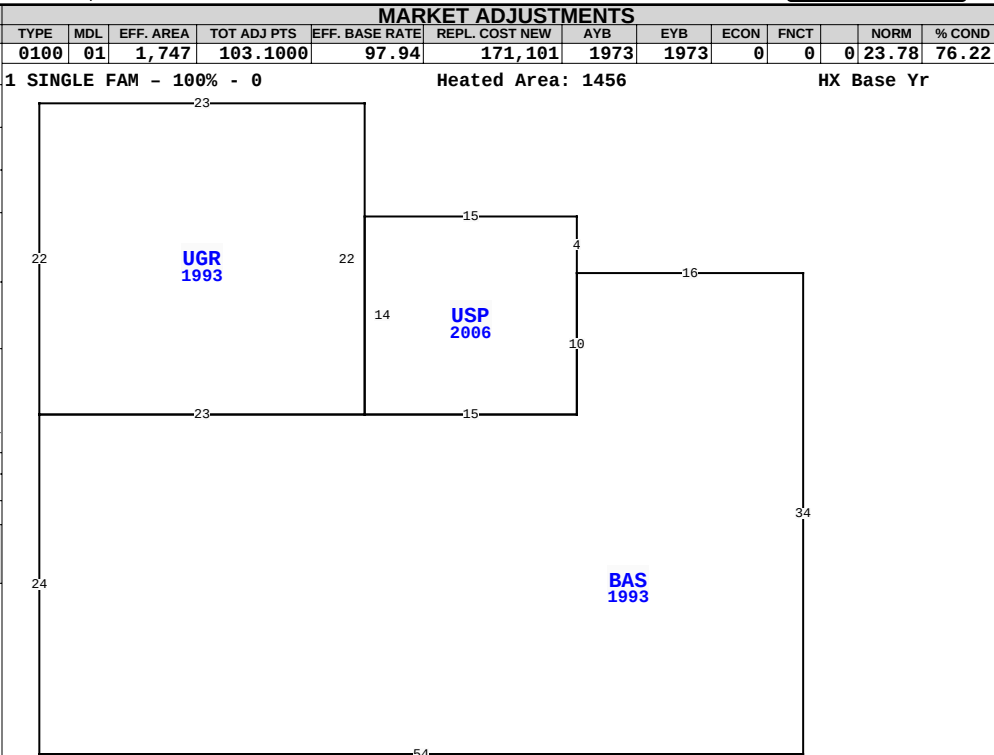
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	108,690
UGR	506	45	228	17,020
USP	210	30	63	4,703

TOTALS	2,172	1,747	130,413
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	15	14	210.00	SF	6.50	
2	0810	CONCRETE A	0 100	0	0	1,208.00	SF	6.50	
3	0681	POLE SHED	0 100	10	21	210.00	SF	15.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	RSF	2123.00	120.00	1.50

REVIEW DATE	05/12/2019	BY	KBA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

86336 CALLAWAY DR, YULEE

86336 CALLAWAY DR, YULEE				XF DATE		LAND DATE				
				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
210.00	SF	6.50	6.50	100	1990	1990	3	59.5	812	
1,208.00	SF	6.50	6.50	100	1998	1998	3	75	5,889	
210.00	SF	15.00	15.00	100	1997	1997	3	25	788	
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TOTAL OB/XF										7,489		
LOC	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
06	RSF-	2123.00	120.00	1.50	LT		1.00	1.00	0.80	50,000.00	40,000.00	

Total Acres: 0.00	Total Land Value: 60,000	Market: 0	Agricultural: 0	Common: 60,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			130,413
TOTAL MARKET OB/XF VALUE			7,489
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			197,902
SOH/AGL Deduction			147,805
ASSESSED VALUE			50,097
TOTAL EXEMPTION VALUE			30,097
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			197,902
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			192,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6686	REMODEL	400	05/17/1990
6201	ADDITION	22,760	01/05/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0700/1285	3/17/1994	WD U	I	I	01	100	
GRANTOR: TEMOSHCHUK JOHN & MAD							
GRANTEE: TEMOSHCHUK JOHN & M							
0565/0515	3/15/1989	WD U	I	I		39,000	
GRANTOR: DAVIS LINWOOD & JUDY							
GRANTEE: TEMOSHCHUK JOHN & M							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W16 USP=[YR=2006] N4W15S14 E15N10S10 W15 UGR=[YR=1993] N22 W23 S22 E23\$ W23 S24 E54 N34\$.									