BLOCK 3 S27 FT OF LOT 8 &
N91 FT OF 9 & E7 FT OF S37 FT
OF LOT 15 & E7 FT OF N81 FT

ROBERSON MICHAEL B & CHELSEA R
86356 CALLAWAY DRIVE
YULEE, FL 32097

2024

42-2N-27-4400-0003-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

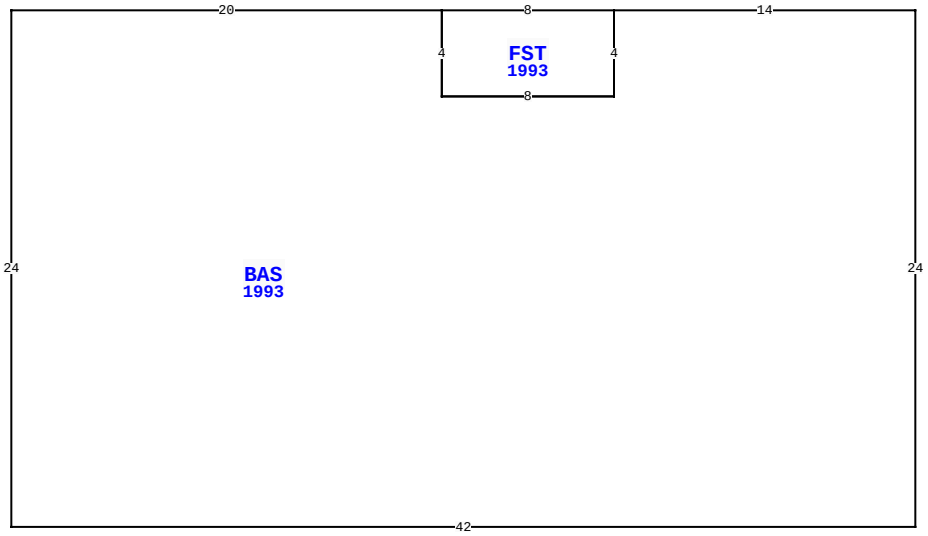
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	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	976	100	976	89,904
FST	32	55	18	1,658
TOTALS	1,008		994	91,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	994	112.7520	107.11	106,467	1973	1995	0	0	0	14.00	86.00

1 SINGLE FAM – 100% - 2024 Heated Area: 976 HX Base Yr 2024



86356 CALLAWAY DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		91,562
TOTAL MARKET OB/XF VALUE		3,692
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		145,254
SOH/AGL Deduction		0
ASSESSED VALUE		145,254
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		90,254
TOTAL JUST VALUE		145,254
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2456/0218	4/26/2021	WD	Q	I	01	189,000
GRANTOR: GLORY DWELLERS LLC						
GRANTEE: ROBERSON MICHAEL B						
2421/0955	12/30/2020	WD	Q	I	01	100,000
GRANTOR: ROGERS STEPHEN G REVO						
GRANTEE: GLORY DWELLERS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FST=[YR=1993] W8 S4 E8N4 $ S4 W8 N4 W20 S24 E42 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	0350	CARPORT WD	0	100	24	20	480.00	SF	13.00	13.00	100	1990	1990	3	20	1,248	
2	0811	CONCRETE B	0	100	0	0	576.00	SF	5.20	5.20	100	1990	1990	3	59.5	1,782	
3	0680	POLE SHED	0	100	12	24	288.00	SF	10.00	10.00	100	1995	1995	3	23	662	

LAND DESCRIPTION

TOTAL OB/XF 3,692

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-	2118.00	120.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS