

IN SEC 44 & 45
IN OR 285/513 &
PT OR 537 PG 852

TERRELL LUCY E
55404 TERRELL FARMS ROAD
CALLAHAN, FL 32011

2024

44-2N-25-0000-0002-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 3 6												
Exterior Wall	20	FACE BRICK 60	0100	01	3,488	97.7592	92.87	323,931	1950	1980	0	0	26.39	73.61	VALUATION BY STANDARD												
Exterior Wall	12	CEDAR 40	1 SINGLE FAM - 100% - 0 Heated Area: 3292 HX Base Yr												Tax Group: 6 Tax Dist:				BUILDING MARKET VALUE 271,195								
Roof Structure	03	GABLE/HIP 100													TOTAL MARKET OB/XF VALUE 53,755												
Roof Cover	03	COMP SHNGL 100													TOTAL LAND VALUE - MARKET 293,200												
Interior Wall	05	DRYWALL 100													TOTAL MARKET VALUE 421,335												
Interior Floor	08	SHT VINYL 50													SOH/AGL Deduction 179,428												
Interior Floor	14	CARPET 50													ASSESSED VALUE 241,907												
Air Condition	03	CENTRAL 100													TOTAL EXEMPTION VALUE HX HB 50,000												
Heating Type	04	AIR DUCTED 100													BASE TAXABLE VALUE 191,907												
Bedrooms	3	100													TOTAL JUST VALUE 618,150												
Bathrooms	1	100													NCON VALUE 0												
Frame	02	WOOD FRAME 100													INCOME VALUE												
Stories	1.5	1.5 100													PREVIOUS YEAR MKT VALUE 610,058												
Units	0	100																									
BUD8 Adjustme	06	DIST 1D 100																									
Occupancy	00	NONE 100																									
Quality	04	Quality Level 04																									
DOR CODE	5000IMPROVED AG																										
MAP NUM																											
NEIGHBORHOOD/LOC	8026.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE													TOT ADJ AREA	SUBAREA MARKET VALUE											
BAS	2,532	100													2,532	173,092											
FOP	96	30	29	1,982					PERMIT NUM				DESCRIPTION				AMT		ISSUED								
FOP	504	30	151	10,322					7966				NEW CONSTR				0		02/06/1992								
FUS	760	100	760	51,955					7790				NEW CONSTR				80,000		01/22/1992								
PTO	324	5	16	1,094																							
TOTALS	4,216		3,488	238,446																							
EXTRA FEATURES					55404 TERRELL FARMS RD, CALLAHAN										SALES DATA												
L N	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	OFF RECORD Number		DATE		TYPE INST		Q / V I / RSN CD		SALE PRICE	
1	0511	GARAGE CB-	0	100	33	22	726.00	SF	24.00	24.00	100	1960	1960	3	20	3,485		0537/0852		2/25/1988		WD U		I I 01		100	
2	0511	GARAGE CB-	0	100	19	22	418.00	SF	40.00	40.00	100	1960	1960	3	20	3,344		GRANTOR: TERRELL JAMES L JR									
3	0570	JUNK HOUSE	0	100	0	0	1.00	UT	100.00	100.00	95	1950	1950	3	95	95		GRANTEE: TERRELL JAMES JR &									
4	0940	SHEDS/PORT	0	100	12	8	96.00	SF	20.10	20.10	100	1975	1975	3	20	386		0285/0513		2/01/1979		LE U		I I		100	
5	0350	CARPORT WD	0	100	22	14	330.00	SF	13.00	13.00	100	1960	1960	3	20	858		GRANTOR:									
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310		GRANTEE:									
7	0370	CHICKEN HS	0	0	40	500	20,000.00	SF	0.40	0.40	100	1989	1989	3	20	1,600		BUILDING NOTES									
8	0370	CHICKEN HS	0	0	40	500	20,000.00	SF	0.40	0.40	100	1989	1989	3	20	1,600		BUILDING DIMENSIONS									
9	0511	GARAGE CB-	0	100	32	48	1,536.00	SF	40.00	40.00	100	1986	1986	3	49.5	30,413		PTO=[YR=1993] W18 BAS=[YR=1993] N20 W8 FOP=[YR=1993] N8 W12									
10	0370	CHICKEN HS	0	0	500	40	20,000.00	SF	0.40	0.40	100	1992	1992	3	20	1,600		S8 E12 \$ W21 S38 W18 S22 E15 FOP=[YR=1993] S14 E36 N14 W36 \$									
																		TOTAL OB/XF 45,691									
LAND DESCRIPTION																		TOTAL OB/XF 45,691									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000										
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	19.00	AC		1.00	1.00	1.00	370.00	370.00	7,030										
3	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	57.00	AC		1.00	1.00	1.00	415.00	415.00	23,655										
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	30.00	AC		1.00	1.00	1.00	190.00	190.00	5,700										
5	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	106.00	AC		1.00	1.00	1.00	2,200.00	2,200.00	233,200										
REVIEW DATE 06/05/2020 BY KBA																		Total Acres: 108.00 Total Land Value: 96,385									
Market: 233,200																		Agricultural: 36,385									
Common: 60,000																		PRINTED 08/06/2024 BY SYS									

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