IN OR 1564/1320
EX 2-29

MITCHELL AURLIEAN O & ANN
PO BOX 1991
CALLAHAN, FL 32011

2024

46-2N-25-0000-0002-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

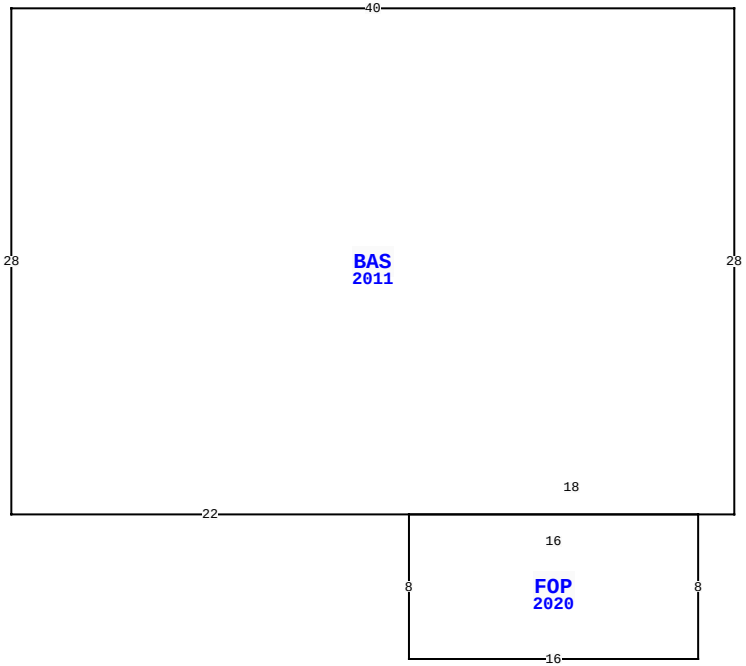
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	83,776
FOP	128	30	38	2,842
TOTALS	1,248		1,158	86,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,158	110.0000	88.00	101,904	1993	1993	0	0	0	15.00	85.00

1 SFR MODULR – 0% - 0 Heated Area: 1120 HX Base Yr



55091 SPENCERVILLE RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	86,618
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	40,950
TOTAL MARKET VALUE	127,568
SOH/AGL Deduction	9,941
ASSESSED VALUE	117,627
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,627
TOTAL JUST VALUE	127,568
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B5152	CO ISSUED	0	12/20/2011
B25333	ADDITION	2,474	11/01/2011
M16167	H/AC	0	05/01/2011
P13592	OTHER	0	12/01/2008
E21362	NEW CONSTR	0	11/01/2008
B21446	ELEC OTHER	515	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1564/1320	5/02/2008	WD	U	I	16	12,000
GRANTOR: CHEWNING CARLTON J						
GRANTEE: MITCHELL AURLIEAN O						
1529/1723	10/10/2007	WD	U	I	10	100
GRANTOR: SPENCER WAYNE K & CLA						
GRANTEE: CHEWNING CARLTON J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W40 S28 E22 FOP=[YR=2020] S8 E16 N8 W16$ E18 N28$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	0007	OR	0.00	0.00	1.17	AC		1.00	1.00	1.00	35,000.00	35,000.00	40,950							

REVIEW DATE 06/29/2021 BY KBA Total Acres: 1.17 Total Land Value: 40,950 Market: 0 Agricultural: 0 Common: 40,950 PRINTED 08/06/2024 BY SYS