

PARCELS 3-1,3-2 & 3-4
IN OR 964/689
ESMT OR 865/827

CARTER JOSEPH DWAIN & PAULA D
55004 FAMILY COURT
CALLAHAN, FL 32011

2024

46-2N-25-0000-0003-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	11 CLAY TILE 10
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
Occupancy	00 NONE 100

Quality	01 Quality Level 01
DOR CODE	5000IMPROVED AG
MAP NUM	MKT AREA 08
NEIGHBORHOOD/LOC	8026.00

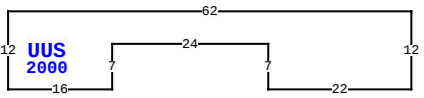
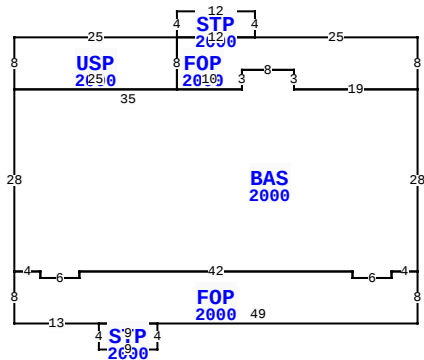
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,772	100	1,772	186,045
FOP	272	30	82	8,610
FOP	484	30	145	15,224
STP	36	10	4	420
STP	48	10	5	525
USP	200	30	60	6,299
UUS	576	50	288	30,237
TOTALS	3,388		2,356	247,360

EXTRA FEATURES		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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	2000	2000	3	84	2,940	
2	0350	CARPORT WD	0	100	37	33	1,221.00	SF	9.75	100	2008	2008	3	35	4,167	
3	0530	STBL WD	0	100	38	48	1,824.00	SF	22.50	100	2008	2008	3	52	21,341	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	005000	C	RURAL HOME	100	000
2	005500	A	TIMBER 2 SI	0	
3	009910	M	MKT. VAL. AG	0	

REVIEW DATE 05/18/2020 BY KBA Total Acres: 20.00 Total Land Value: 45,545 Market: 266,000 Agricultural: 10,545 Common: 35,000 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,356	94.6386	118.30	278,715	2000	2000	0	0	0	11.25	88.75
1 SNGL FAM - 100% - 2001 Heated Area: 1772 HX Base Yr 2001												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		247,360	
TOTAL MARKET OB/XF VALUE		28,448	
TOTAL LAND VALUE - MARKET		301,000	
TOTAL MARKET VALUE		321,353	
SOH/AGL Deduction		145,402	
ASSESSED VALUE		175,951	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		125,951	
TOTAL JUST VALUE		576,808	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		568,024	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13054	RE-ROOF	7,475	08/01/2012
B21032	NEW CONSTR	0	01/01/2008
B21033	NEW CONSTR	0	01/01/2008
B995815	NEW CONSTR	140,000	01/02/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0964/0689	12/29/2000	WD	U	V	01
GRANTOR: CARTER LAURA SOVA & J					
GRANTEE: CARTER JOSEPH DWAIN					
0916/1088	1/24/2000	QC	U	V	06
GRANTOR: CARTER LAURA S					
GRANTEE: CARTER PAULA D					

BUILDING NOTES	

BUILDING DIMENSIONS
FOP=[YR=2000] W25 STP=[YR=2000] N4 W12 S4 E12\$ W12
USP=[YR=2000] W25 S8 BAS=[YR=2000] S28 FOP=[YR=2000] S8
E13 STP=[YR=2000] S4 E9 N4 W9\$ E49 N8 W4 S1 W6 N1 W42 S1 W6
N1 W4\$ E4 S1 E6 N1 E42 S1 E6 N1 E4 N28 W19 N3 W8 S3 W35 \$ E25
N8 \$ S8 E10 N3 E8 S3 E19 N8 \$ PTR= E15 UUS=[YR=2000] E62 S12
W22 N7 W24 S7 W16 N12 \$ W15 \$.