



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	05	AVERAGE 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

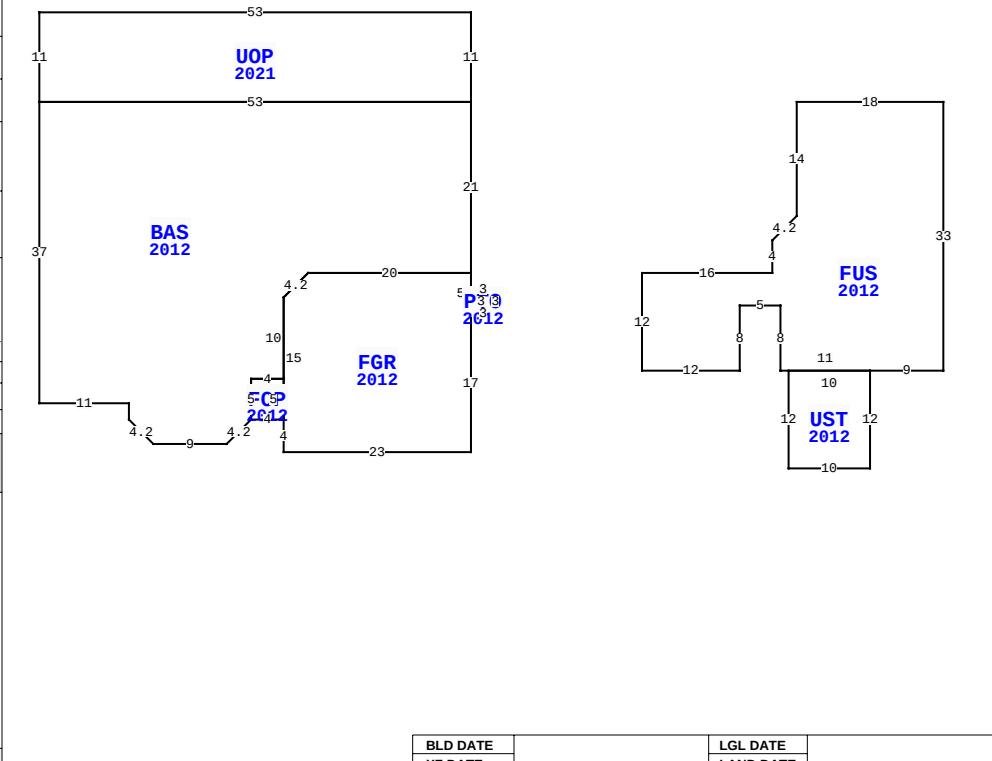
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	8015.00	08

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,652	100	1,652	218,665
FGR	502	55	276	36,532
FOP	20	30	6	795
FUS	799	100	799	105,759
PTO	9	5	0	0
UOP	583	20	117	15,486
UST	120	45	54	7,148
TOTALS	3,685		2,904	384,384

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	1,416.00	SF	10.00
2	0811	CONCRETE B	0	0	0	0	1,099.00	SF	5.20
3	0810	CONCRETE A	0	0	8	8	64.00	SF	6.50
4	0812	CONCRETE C	0	0	0	0	2,450.00	SF	4.00
5	0861	POOL GUNIT	0	0	0	0	670.00	SF	85.00
6	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00
7	0855	CONC PAVER	0	0	14	14	196.00	SF	10.00
8	0911	SCRN RM A	0	0	53	35	1,855.00	SF	17.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	0	0006	OR	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,904	113.8011	142.25	413,094	2012	2012	0	0	6.95	93.05
1 SNGL FAM - 0% - 0 Heated Area: 2451 HX Base Yr											



TOTAL OB/XF											
118,442											

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		406,946	
TOTAL MARKET OB/XF VALUE		118,442	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		585,388	
SOH/AGL Deduction		162,807	
ASSESSED VALUE		422,581	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		422,581	
TOTAL JUST VALUE		585,388	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		554,511	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000019	SCRN ENCL	21,050	01/03/2022
21008342	SWIM POOL	108,030	06/24/2021
21007469	ADDITION	14,358	06/09/2021
B26462	CO ISSUED	0	12/10/2012
P1216168	NEW CONSTR	0	10/01/2012
M1217698	H/AC	0	10/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2415/1959	12/04/2020	WD	Q	I	01
GRANTOR: JAHAY BRIAN & MINDA L					
GRANTEE: STEPHENS WILLIAM D					
1831/1878	12/28/2012	WD	Q	I	02
GRANTOR: GREENE KENNETH L					
GRANTEE: JAHAY BRIAN & MINDA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2012;ORIG=0,0] W53 S37 E11 S2 D3R3 E9 U3R3 N5 E4 N10 U3R3 E20 N21 \$									
FUS=[YR=2012;ORIG=40,0] E18 S33 W9 W11 N8 W5 S8 W12 N12 E16 N4 U3R3 N14 \$									
UOP=[YR=2021;ORIG=0,0] N11 W53 S11 E53 \$									
FGR=[YR=2012;ORIG=-23,39] S4 E23 N17 N5 W20 D3L3 S15 \$									
UST=[YR=2012;ORIG=49,33] S12 W10 N12 E10 \$									
FOP=[YR=2012;ORIG=-27,39] E4 N5 W4 S5 \$									
PTO=[YR=2012;ORIG=0,26] E3 N3 W3 S3 \$									
PTR=[ORIG=0,0] E40 W40 \$									

STEPHENS WILLIAM D & CASEY E
53668 CARRINGTON DR
CALLAHAN, FL 32011

46-2N-25-0240-0099-0000

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