

HAGAN JOSHUA S
55321 DEER RUN ROAD
CALLAHAN, FL 32011

46-2N-25-197B-0005-0110

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

12 CEDAR 90

Exterior Wall

21 STONE 10

Roof Structure

03 GABLE/HIP 100

Roof Cover

03 COMP SHNGL 100

Interior Wall

05 DRYWALL 100

Interior Floor

14 CARPET 80

Interior Floor

08 SHT VINYL 20

Air Condition

03 CENTRAL 100

Heating Type

04 AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame Stories

02 WOOD FRAME 100

Units

1. 100

Occupancy

0 NONE 100

Quality

03 Quality Level 03

DOR CODE

0100 SINGLE FAMILY

MAP NUM

MKT AREA08

NEIGHBORHOOD/LOC

8010.00

TOTALS

3,2772,680304,115

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10811CONCRETE B00001,669.00SF5.205.20100198919893574,947

20504FP-ELECTRI00001.00UT2,000.002,000.00100198919893661,320

30300BOAT DCK W00081188.00SF40.0040.0010019911991320704

40820WOOD WALK000523156.00SF11.7511.7510019911991340733

50855CONC PAVER000662132.00SF7.007.0010020002000379730

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CSFR POND0RSF-10.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE01/31/2022BYKBA

Total Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,680106.1760132.72355,690198919940014.5085.50

1 SNGL FAM - 0% - 0Heated Area: 2230HX Base Yr

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/04/2024MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE304,115

TOTAL MARKET OB/XF VALUE8,434

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE367,549

SOH/AGL Deduction57,705

ASSESSED VALUE309,844

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE309,844

TOTAL JUST VALUE367,549

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE349,289

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

1737/08824/25/2011WDQI02190,000

GRANTOR: JONES ANTHONY L & CYN

GRANTEE: HAGAN JOSHUA S

0536/09222/11/1988WDQV22,700

GRANTOR: SPRING LAKE EST

GRANTEE: JONES ANTHONY L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 DCK=[YR=2009] N10 W5 N4 W16 S4 W5 S10 E5
FEP=[YR=2009] S8 E16 N12 W16 S4\$ N4 E16 S4 E5\$ W5 S8 W16 N8
W14 S40 FGR=[YR=1993] W7 S21 E21 N17 FOP=[YR=1993] E7 N4 W7
S4\$ N4 W14\$ E21 S4 E8 S6 E15 N12 E2 N19 W2 N19\$ PTR=E20
BAL=[YR=2009] E7 FUS=[YR=2009] E21 S18 W21 N18\$ S18 W7 N18\$ W20\$.