IN OR 617 PG 789

FACHKO RAYMOND JR & DEBBIE H
PO BOX 57
CALLAHAN, FL 32011-0057

2024

47-2N-25-0000-0008-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

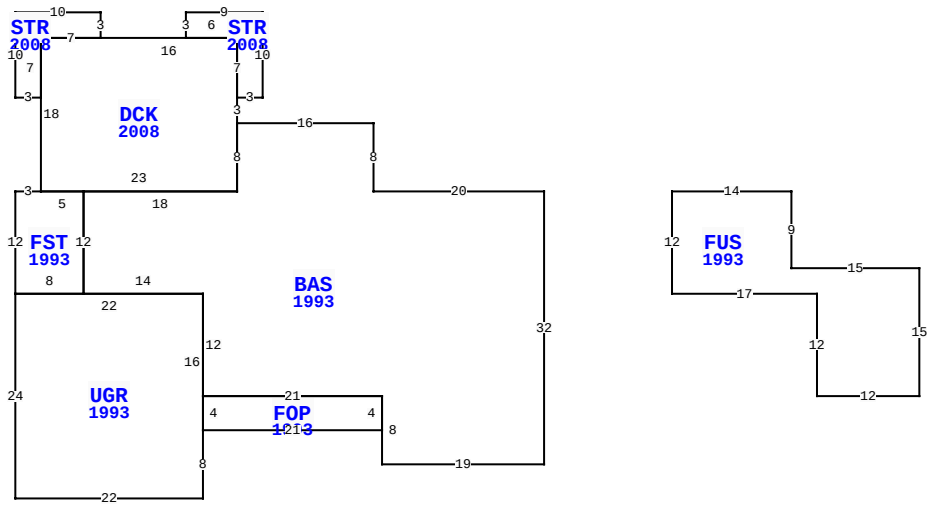
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100	1,408	142,795
DCK	414	10	41	4,158
FOP	84	30	25	2,536
FST	96	55	53	5,375
FUS	357	100	357	36,206
STR	48	10	5	507
STR	51	10	5	507
UGR	528	45	238	24,137
TOTALS	2,986		2,132	216,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,132	126.3416	120.02	255,883	1989	1992	0	0	0	15.50	84.50

1 SINGLE FAM - 100% - 0 Heated Area: 1765 HX Base Yr



45312 HIDE AWAY LN, 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		238,444
TOTAL MARKET OB/XF VALUE		10,475
TOTAL LAND VALUE - MARKET		39,200
TOTAL MARKET VALUE		288,119
SOH/AGL Deduction		126,731
ASSESSED VALUE		161,388
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		111,388
TOTAL JUST VALUE		288,119
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R12724	REPAIR/RRF	0	08/01/2011
B24803	ADDITION	53,903	06/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0617/0789	1/18/1991	WD	U	I	06	66,000

GRANTOR: FACHKO RAYMOND JR &

GRANTEE: FACHKO RAYMOND JR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 N8 W16 DCK=[YR=2008] N3 STR=[YR=2008] E3 N10 W9 S3 E6 S7$ N7 W16 STR=[YR=2008] N3 W10 S10 E3 N7 E7$ W7 S18 FST=[YR=1993] W3 S12 UGR=[YR=1993] S24 E22 N8 FOP=[YR=1993] E21 N4 W21 S4 $ N16 W22 $ E8 N12 W5$ E23 N8$ S8 W18 S12 E14 S12 E21 S8 E19 N32$ PTR= E15 FUS=[YR=1993] E14 S9 E15 S15 W12 N12 W17 N12$ W15 $.

EXTRA FEATURES

LN	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
1	0810	CONCRETE A	0	100	16	18	1,052.00	SF	6.50	6.50	100	1989	1989	3	57	3,898	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	66	1,320	
3	0940	SHEDS/PORT	0	100	20	12	240.00	SF	19.50	19.50	100	2000	2000	3	20	936	
4	0351	CARPORT MT	0	100	32	30	960.00	SF	6.60	6.60	100	2000	2000	3	20	1,267	
5	0810	CONCRETE A	0	100	0	0	522.00	SF	6.50	6.50	100	2009	2009	3	90	3,054	

LAND DESCRIPTION

TOTAL OB/XF 10,475

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.12	AC		1.00	1.00	1.00	35,000.00	35,000.00	39,200							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.12 Total Land Value: 39,200 Market: 0 Agricultural: 0 Common: 39,200 PRINTED 08/06/2024 BY SYS

IN OR 617 PG 789

FACHKO RAYMOND JR & DEBBIE H
PO BOX 57
CALLAHAN, FL 32011-0057

2024

47-2N-25-0000-0008-0150

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

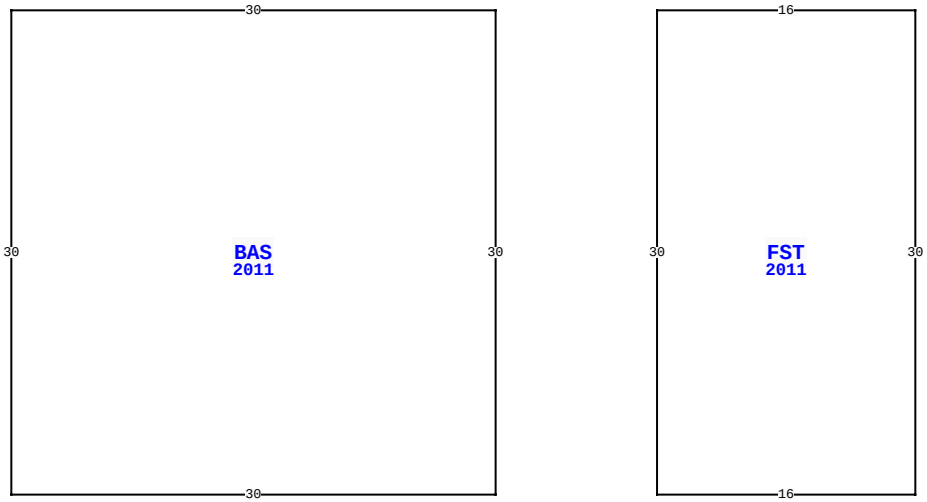
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	17,183
FST	480	55	264	5,040
TOTALS	1,380		1,164	22,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,164	63.4410	22.20	25,841	2011	2011	0	0	0	14.00	86.00

2 GARAGE RES – 100% - 0 Heated Area: 900 HX Base Yr



45312 HIDE AWAY LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		238,444
TOTAL MARKET OB/XF VALUE		10,475
TOTAL LAND VALUE - MARKET		39,200
TOTAL MARKET VALUE		288,119
SOH/AGL Deduction		126,731
ASSESSED VALUE		161,388
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		111,388
TOTAL JUST VALUE		288,119
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0617/0789	1/18/1991	WD	U	I	06	66,000

GRANTOR: FACHKO RAYMOND JR &

GRANTEE: FACHKO RAYMOND JR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W30 S30 E30 N30$ PTR= E10 FST=[YR=2011] S30 E16 N30 W16$ W10$.

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

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.12 Total Land Value: 39,200 Market: 0 Agricultural: 0 Common: 39,200 PRINTED 08/06/2024 BY SYS