PT OF LOT 1 IN OR 2638/1
SECTION 49 SUB PBK 2/15

SMITH RAYMOND & ANDREA
35659 QUAIL ROAD
CALLAHAN, FL 32011

2024

49-2N-25-4100-0001-0041

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

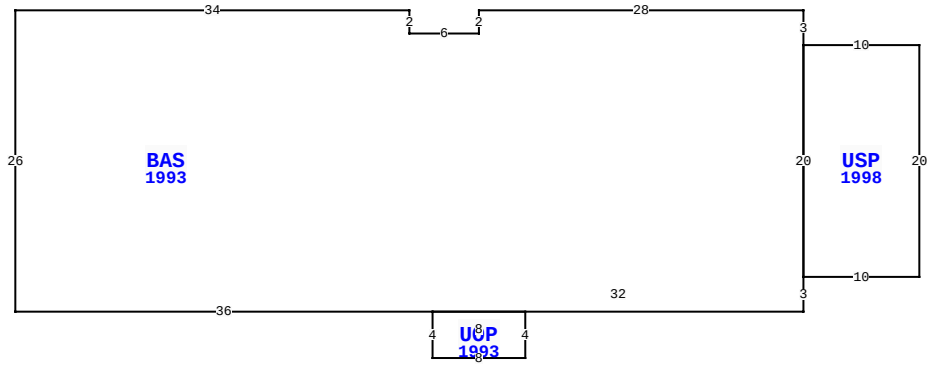
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,756	100	1,756	144,830
UOP	32	20	6	495
USP	200	30	60	4,948
TOTALS	1,988		1,822	150,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,822	111.3000	105.74	192,658	1974	1979	0	0	0	22.00	78.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1756 HX Base Yr



45153 CLEMMONS RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	150,273
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	45,150
TOTAL MARKET VALUE	197,423
SOH/AGL Deduction	0
ASSESSED VALUE	197,423
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,423
TOTAL JUST VALUE	197,423
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	186,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4021	REPAIR/RRF	0	03/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2638/1	5/01/2023	QC	U	I	11	100
GRANTOR: WHITSON GREGORY & ASH						
GRANTEE: SMITH RAYMOND & AND						
2432/1011	2/03/2021	QC	U	I	11	100
GRANTOR: SMITH FAMILY REVOCABL						
GRANTEE: WHITSON GREGORY & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-78,22] E36 E32 N3 N20 N3 W28 S2 W6 N2 W34 S26 $
USP=[YR=1998;ORIG=-10,19] E10 N20 W10 S20 $
UOP=[YR=1993;ORIG=-42,22] S4 E8 N4 W8 $
.

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
2	0940	SHEDS/PORT	0	0	10	20	200.00	SF	30.00	30.00	100	1988	1988	3	20	1,200	
3	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00	10.00	100	2000	2000	3	20	800	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0	0005	CH	0.00	0.00	1.29	AC		1.00	1.00	1.00	35,000.00	35,000.00	45,150							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.29 Total Land Value: 45,150 Market: 0 Agricultural: 0 Common: 45,150 PRINTED 08/06/2024 BY SYS