

PT OF LOT 1
IN OR 2260/1986
SUB OF SEC 49 PB 2/15

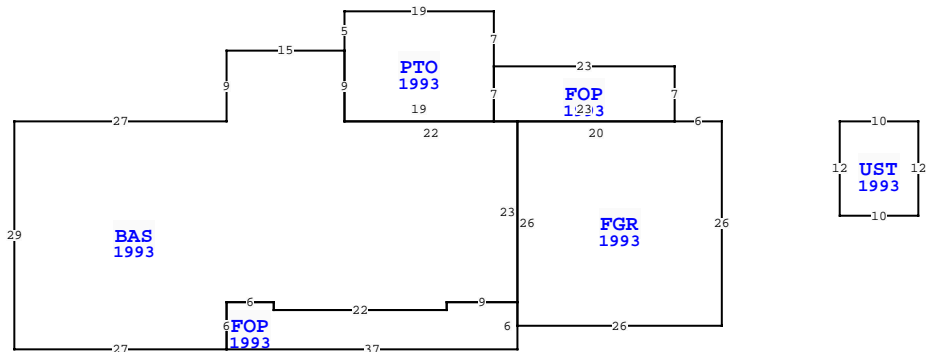
CUSHMAN ELVIN W & MARGARET J/CUSHMAN DARRYL L
PO BOX 5021
CALLAHAN, FL 32011

2024

49-2N-25-4100-0001-0091

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 50
Interior Wall	05 DRYWALL 50
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 08
NEIGHBORHOOD/LOC	8026.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	- 0%	- 0									Heated Area: 1791 HX Base Yr	



NASSAU COUNTY PROPERTY			PAGE 1 of 2	6
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 6		Tax Dist:		
BUILDING MARKET VALUE		294,031		
TOTAL MARKET OB/XF VALUE		5,836		
TOTAL LAND VALUE - MARKET		70,000		
TOTAL MARKET VALUE		369,867		
SOH/AGL Deduction		30,890		
ASSESSED VALUE		338,977		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		338,977		
TOTAL JUST VALUE		369,867		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		358,585		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,791	100	1,791	146,795
FGR	676	55	372	30,490
FOP	161	30	48	3,934
FOP	200	30	60	4,917
PTO	266	5	13	1,066
UST	120	45	54	4,426
TOTALS	3,214		2,338	191,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008772	REPAIR/RRF	27,600	06/08/2022
MH003147	MH MOVE-ON	0	06/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2260/1986	2/08/2019	QC	U	I	11	100

GRANTOR: CUSHMAN ELVIN WILLIAM	
GRANTEE: CUSHMAN ELVIN WILLI	
2183/1541	3/15/2018
WD	U
I	11
GRANTOR: CUSHMAN ELVIN WILLIAM	
GRANTEE: CUSHMAN DARRYL & EL	

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
1	0681	POLE SHED	0	0	33	48		15.00	15.00	100	1985	1985	3	20	4,752	
2	1242	WD DECK A	0	0	12	8		10.00	10.00	100	2002	2002	3	20	192	
3	1242	WD DECK A	0	0	10	8		10.00	10.00	100	2002	2002	3	20	160	
4	0940	SHEDS/PORT	0	0	20	10		18.30	18.30	100	1995	1995	3	20	732	

EXTRA FEATURES														541848 US HWY 1, CALLAHAN	
BLD DATE		LGL DATE													
XF DATE		LAND DATE													
INC DATE		AG DATE													

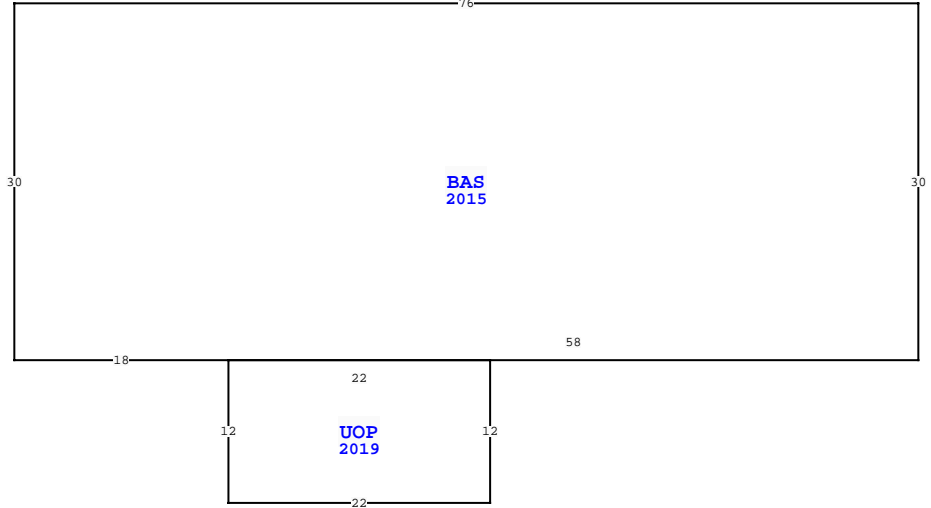
BUILDING NOTES				

BUILDING DIMENSIONS				
FGR=[YR=1993] W6 FOP=[YR=1993] N7 W23 PTO=[YR=1993] N7 W19 S5 BAS=[YR=1993] W15 S9 W27 S29 E27 FOP=[YR=1993] E37 N6 W9 S1 W22 N1 W6 S6 \$ N6 E6 S1 E22 N1 E9 N23 W22 N9 \$ S9 E19 N7 \$ S7 E23 \$ W20 S26 E26 N26 \$ PTR= E15 UST=[YR=1993] E10 S12 W10 N12 \$ W15 \$.				

LAND DESCRIPTION										TOTAL OB/XF										5,836				
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
1	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

BUILDING CHARACTERISTICS		CONSTRUCTION	
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 60	
Interior Floo	08	SHT VINYL 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	03	Quality Level 03	
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
BAS	2,280	100	2,280
UOP	264	25	66
			SUBAREA MARKET VALUE
			99,522
			2,881
TOTALS	2,544		2,346
			102,403

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,346	116.4000	87.30	204,806	2000	2002	0	0	50.00	50.00
3 M/H 94+ - 0% - 0			Heated Area: 2280			HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 2 of 2	6
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PREVIOUS YEAR MKT VALUE			358,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: CUSHMAN ELVIN WILLIAM						
GRANTEE: CUSHMAN ELVIN WILLI						
2183/1541	3/15/2018	WD	U	I	11	100
GRANTOR: CUSHMAN ELVIN WILLIAM						
GRANTEE: CUSHMAN DARRYL & EL						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2015] W76 S30 E18 UOP=[YR=2019] S12 E22 N12 W22\$ E58 N30\$.	

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									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV