PT OF LOT 13
IN OR 2456/1786
SUB SEC 49 PB 2/15

WOMEN'S HELP CENTER INC
4209 UNIVERSITY BLVD S
JACKSONVILLE, FL 32216

2024

49-2N-25-4100-0013-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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

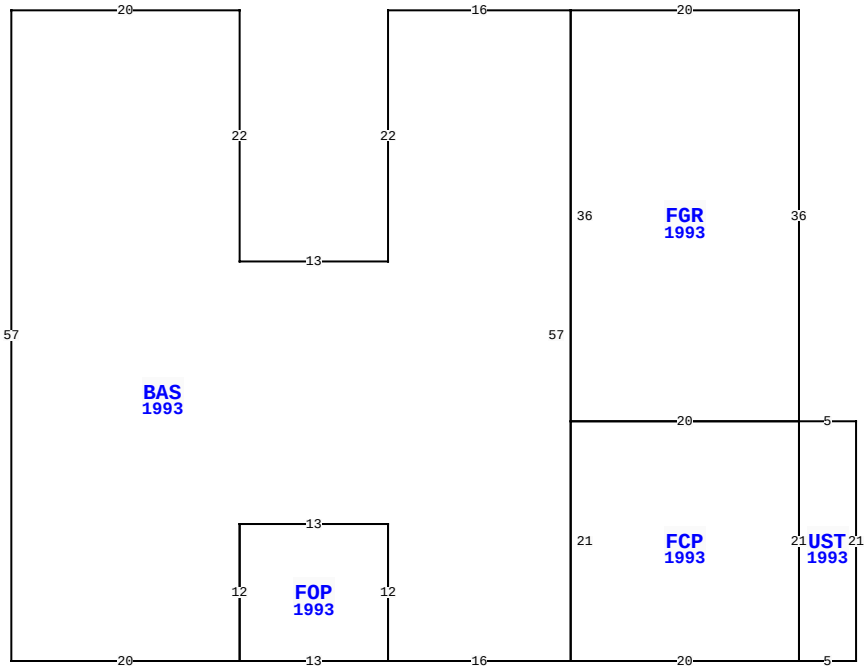
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,351	100	2,351	209,198
FCP	420	25	105	9,343
FGR	720	55	396	35,238
FOP	156	30	47	4,182
UST	105	45	47	4,182
TOTALS	3,752		2,946	262,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,946	108.2880	102.87	303,055	1966	1996	0	0	0	13.50	86.50

1 SINGLE FAM – 0% - 0 Heated Area: 2351 HX Base Yr



541841 US HWY 1, 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		262,143
TOTAL MARKET OB/XF VALUE		5,401
TOTAL LAND VALUE - MARKET		27,650
TOTAL MARKET VALUE		295,194
SOH/AGL Deduction		4,789
ASSESSED VALUE		290,405
TOTAL EXEMPTION VALUE	10	290,405
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		295,194
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006169	REPAIR/RRF	8,500	05/13/2021
E11302	CHNGE SRVC	0	06/01/2003
R002410	REPAIR/RRF	6,500	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2456/1786	4/09/2021	WD	Q	I	01	269,000
GRANTOR: HEARN JOEY E & JODIE						
GRANTEE: WOMEN'S HELP CENTER						
2230/0420	9/28/2018	WD	Q	I	02	207,000
GRANTOR: STEELE MARY ANN						
GRANTEE: HEARN JOEY E & JODI						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W20 BAS=[YR=1993] W16 S22 W13 N22 W20 S57 E20
FOP=[YR=1993] E13 N12 W13 S12 $ N12 E13 S12 E16
FCP=[YR=1993] E20 UST=[YR=1993] E5 N21 W5 S21 $N 21 W20 S21
$ N57 $ S36 E20 N36 $.

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	0812	CONCRETE C	0	0	0	0	2,784.00	SF	2.00	2.00	100	2017	2017	3	97	5,401	

LAND DESCRIPTION

TOTAL OB/XF 5,401

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	000100	C	SFR	0	0004	CPO	0.00	0.00	0.79	AC		1.00	1.00	1.00	35,000.00	35,000.00	27,650							

REVIEW DATE 10/14/2021 BY KB Total Acres: 0.79 Total Land Value: 27,650 Market: 0 Agricultural: 0 Common: 27,650 PRINTED 08/06/2024 BY SYS