LOTS 15 & 16
IN OR 1838/1803
EX R/W IN OR 910/1421

WOMAC WARREN THOMAS/PATRICK ADRIAN LEE III
PO BOX 1753
CALLAHAN, FL 32011-1753

2024

51-2N-25-4170-0015-0000

BUILDING CHARACTERISTICS

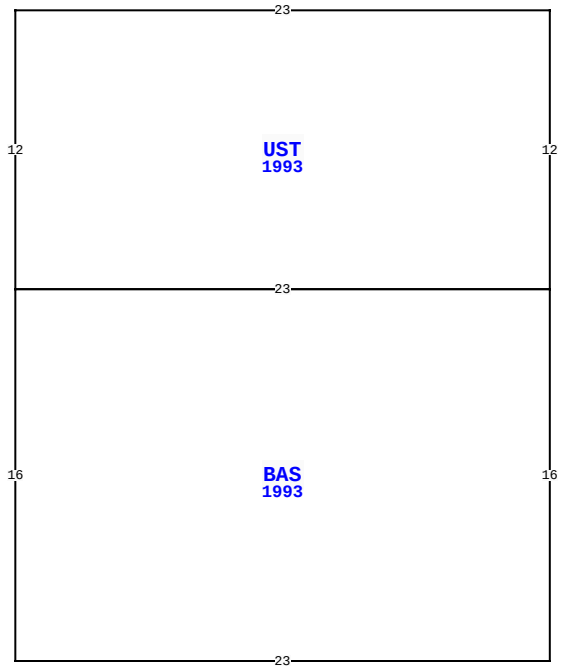
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 80
Interior Wall	05	DRYWALL 20
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	368	100	368	11,587
UST	276	40	110	3,464
TOTALS	644		478	15,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	04	478	73.4328	62.97	30,100	1984	1984	0	0	0	50.00	50.00

1 SERV SHOP – 0% - 2001 Heated Area: 368 HX Base Yr 2001



450121 SR 200, CALLAHAN

BLD DATE	02/25/2020	KKA	LGL DATE	
XF DATE	02/25/2020	KKA	LAND DATE	02/25/2020 KKA
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		15,050
TOTAL MARKET OB/XF VALUE		9,867
TOTAL LAND VALUE - MARKET		38,963
TOTAL MARKET VALUE		63,880
SOH/AGL Deduction		3,576
ASSESSED VALUE		60,304
TOTAL EXEMPTION VALUE	HX HB	5,680
BASE TAXABLE VALUE		54,624
TOTAL JUST VALUE		63,880
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		64,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1838/1803	2/05/2013	QC	U	I	11	100
GRANTOR: WOMAC WARREN THOMAS						
GRANTEE: PATRICK ADRIAN LEE						
0929/0138	4/19/2000	WD	Q	I		10,000
GRANTOR: MOTT TERRY MICHAEL						
GRANTEE: WOMAC WARREN THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W23 S12 BAS=[YR=1993] S16 E23 N16 W23 $ E23 N12 $.

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	34	3	102.00	SF	6.50	6.50	100	1984	1984	3	44	292	
2	0430	CL FNC 6B	0	0	0	0	300.00	LF	9.70	9.70	100	1984	1984	3	21	611	
3	0424	CL FNC 6'	0	100	0	0	180.00	LF	20.00	20.00	100	1984	1984	3	21	756	
4	0466	FNC GT 20'	0	100	0	0	1.00	UT	720.00	720.00	100	1996	1996	3	39	281	
5	0681	POLE SHED	0	100	20	7	140.00	SF	15.00	15.00	100	1994	1994	3	20	420	
6	0811	CONCRETE B	0	100	0	0	792.00	SF	5.20	5.20	100	2000	2000	3	79	3,254	
7	0972	ST LGHT UN	0	100	0	0	1.00	UT	2,530.00	2,530.00	100	1984	1984	3	22	557	
8	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2000	2000	3	20	720	
9	0351	CARPORT MT	0	100	40	20	800.00	SF	10.00	10.00	100	2000	2000	3	20	1,600	
10	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2000	2000	3	20	800	

TOTAL OB/XF 9,291

LAND DESCRIPTION

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	002500	C	SRVC SHOPS	0	0004	RM	150.00	65.00	15,585.35	SF		1.00	1.00	1.00	2.50	2.50	38,963							

REVIEW DATE 02/25/2020 BY KKA Total Acres: 0.00 Total Land Value: 38,963 Market: 0 Agricultural: 0 Common: 38,963 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

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NEIGHBORHOOD/LOC	8019.00		

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MARKET ADJUSTMENTS

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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11	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2000	2000	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 576

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

REVIEW DATE 02/25/2020 BY KKA Total Acres: 0.00 Total Land Value: 38,963 Market: 0 Agricultural: 0 Common: 38,963 PRINTED 08/06/2024 BY SYS