

PATRICK ADRIAN LEE III
PO BOX 813
CALLAHAN, FL 32011

51-2N-25-4170-0026-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

2608AL SIDING 70WD ON PLY 3003GABLE/HIP 100MINIMUM 10004PLYWOOD 100CARPET 8008SHT VINYL 20NONE 10002CONVECTION 1003 1001 10002WOOD FRAME 1001. 1000 10006DIST 1D 100NONE 10001Quality Level 010100SINGLE FAMILYMAP NUMMKT AREA08NEIGHBORHOOD/LOC8019.00

TOTALS

98292353,982

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTAPNORM% COND

01000192392.923288.2881,4821960197000528.7566.25

Heated Area: 898HX Base Yr

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 6Tax Dist:

BUILDING MARKET VALUE53,982TOTAL MARKET OB/XF VALUE308TOTAL LAND VALUE - MARKET10,000TOTAL MARKET VALUE64,290SOH/AGL Deduction304ASSESSED VALUE63,986TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE63,986TOTAL JUST VALUE64,290NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE63,969

SFR IS BEING EXTENSIVELY BEING REMODELED: EXT + INOWNER ALSO OWNS ADJCNT LOTS: 6/7, 8, 9, 24 + 25

PERMIT NUMDESCRIPTIONAMTISSUED

230015068NEW SIDING ON SFR1,00011/22/2023B230015067DEMO -SHED10011/22/2023

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / I / V / I / RSN CD SALE PRICE

1838/18052/05/2013QC U I I11100GRANTOR: WOMAC WARREN THOMASGRANTEE: PATRICK ADRIAN LEE1463/186612/07/2006WD U I I067,000GRANTOR: BRADDOCK EVERETT L &GRANTEE: WOMACK WARREN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W7 BAS=[YR=1993] W12 S16 BAS=[YR=1993] W15 S22E11 FOP=[YR=1993] S7 E12 N7 W12\$ E16 N22 W12\$ E12 N16\$ S16 E7 N16\$. .

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHF ACT% CONDTOT ADJUNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR00006RM0.000.001.00UT1.001.001.0010,000.0010,000.0010,000

EXTRA FEATURES

45042 EVELYN ST, CALLAHAN

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

41242WD DECK A0011888.00SF10.0010.0010020082008335308

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHF ACT% CONDTOT ADJUNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR00006RM0.000.001.00UT1.001.001.0010,000.0010,000.0010,000

REVIEW DATE

04/30/2024BYKBA

Total Acres: 0.00Total Land Value: 10,000Market: 0Agricultural: 0Common: 10,000PRINTED 08/06/2024 BY SYS