LOT 38
IN OR 2208/1700
J P PAGE SUB PB 3/20

**HARRIS RICHARD**
45063 JAMES ST
CALLAHAN, FL 32097

**2024**

**51-2N-25-4170-0038-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

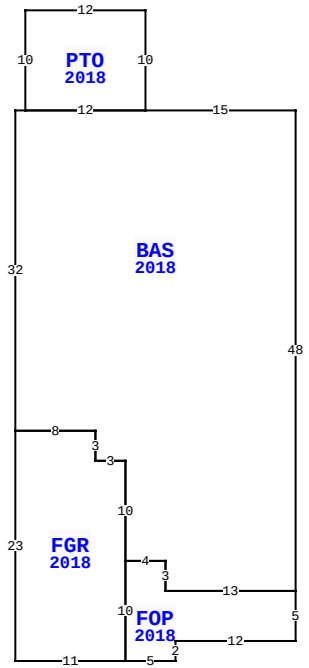
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 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 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 08 |
| NEIGHBORHOOD/LOC | 8019.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,165 | 100 | 1,165 | 147,884 |
| FGR | 244 | 55 | 134 | 17,010 |
| FOP | 107 | 30 | 32 | 4,062 |
| PTO | 120 | 5 | 6 | 761 |
| TOTALS | 1,636 | | 1,337 | 169,718 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,337 | 136.3440 | 129.53 | 173,182 | 2018 | 2018 | 0 | 0 | 0 | 2.00 | 98.00 |

2 SINGLE FAM – 100% - 2020 Heated Area: 1165 HX Base Yr 2020




45063 JAMES ST, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | 09/17/2008 | JWKK | LGL DATE |
| XF DATE | 09/17/2008 | JWKK | LAND DATE |
| INC DATE | | | AG DATE |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 169,718 |
| TOTAL MARKET OB/XF VALUE | | 3,014 |
| TOTAL LAND VALUE - MARKET | | 10,000 |
| TOTAL MARKET VALUE | | 182,732 |
| SOH/AGL Deduction | | 58,476 |
| ASSESSED VALUE | | 124,256 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 74,256 |
| TOTAL JUST VALUE | | 182,732 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 175,095 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18011795 | CO ISSUED | 0 | 11/30/2018 |
| 18002673 | NEW CONSTR | 149,154 | 07/01/2018 |
| B23483 | DEMOLITION | 1,000 | 04/01/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2208/1700 | 7/03/2018 | WD | Q | V | 01 | 15,000 |
| GRANTOR: PREMIER HOMES OF NORT | | | | | | |
| GRANTEE: HARRIS RICHARD | | | | | | |
| 2208/1696 | 5/03/2018 | WD | U | V | 11 | 100 |
| GRANTOR: HENDRICKS DANIEL R | | | | | | |
| GRANTEE: PREMIER HOMES OF NO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W15 W12 W1 S32 E8 S3 E3 S10 E4 S3 E13 N48 $
FGR=[YR=2018;ORIG=-28,32] S23 E11 N10 N10 W3 N3 W8 $
PTO=[YR=2018;ORIG=-15,0] N10 W12 S10 E12 $
FOP=[YR=2018;ORIG=-17,55] E5 N2 E12 N5 W13 N3 W4 S10 $
.

## 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 | 0 | 0 | 478.00 | SF | 6.50 | 6.50 | 100 | 2018 | 2018 | 3 | 97 | 3,014 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,014

| 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 | 100 | | RM | 0.00 | 0.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 10,000 | | | | | | | |

REVIEW DATE 07/21/2021 BY KBA Total Acres: 0.00 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 08/06/2024 BY SYS