

DEFEE ANTHONY H & LINDA M
44449 WOODBRIDGE DRIVE
CALLAHAN, FL 32011

00-00-31-1540-0021-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	23	REINF CONC 70			
Exterior Wall	16	WD FR STUC 30			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	03	MASONRY 100			
Stories Units	1.5	1.5 100 0 100			
BUD8 Adjustme	02	DIST FB 100			
Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC		1057.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	192	15	2017	29	10,279
BAL	244	15	2017	37	13,115
BAS	1,510	100	1993	1,510	535,207
BAS	504	100	2023	504	178,639
FOP	291	30	2017	87	30,836
FUS	938	100	2017	938	332,466
STR	64	10	2017	6	2,126
UDG	560	55	1993	308	109,168
TOTALS	4,303			3,419	468,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	3,419	233.6754	369.21	488,336	1959	2016	0	0	4.00	96.00

1 SFR CUST - 0% - 2025

Heated Area: 2952

HX Base Yr

Diagram showing two rectangular areas labeled BAS 2023 and UDG 1993.

Diagram showing a large irregular polygonal area labeled BAS 1993.

Diagram showing four areas: STR 2017 (small rectangle), BAL 2017 (rectangle), FUS 2017 (large rectangle), and another BAL 2017 (small rectangle).

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD	
Valuation By:	Tax Group: 2	Tax Dist:	
Building Market Value			468,803
Total Market Ob/Xf Value			13,227
Total Land Value - Market			703,125
Total Market Value			1,185,155
SOH/AGL Deduction			0
Assessed Value			1,185,155
Total Exemption Value			0
Base Taxable Value			1,185,155
Total Just Value			1,185,155
NCON Value			0
Income Value			
Previous Year Mkt Value			1,084,836

PERMIT NUMDESCRIPTIONAMTISSUED

20161552STAIRTOW125,00006/02/2016

20161101REPAIR/RRF004/20/2016

20110697REPLACE METER CAN50005/09/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q I	V I	RSN CD	SALE PRICE
2736/1425	9/09/2024	WD	Q	I	01	1,500,000

GRANTOR: EVANS ROBERT MARTIN &

GRANTEE: DEFEI ANTHONY H & L

2571/03256/16/2022WDQIQI011,900,000

GRANTOR: KRUMBHAAR FAMILY TRUS

GRANTEE: EVANS ROBERT MARTIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W56 S26 E15 S6 E8 E1 N6 E32 N26 \$
FUS=[YR=2017;ORIG=34,16] E15 S26 W21 S6 W9 N6 W4 N26 E19 \$
UDG=[YR=1993;ORIG=0,-15] N28 W20 S28 E20 \$
BAS=[YR=2023;ORIG=-20,-43] W18 S28 E18 N28 \$
FOP=[YR=2017;ORIG=-33,32] S3 E33 N9 W32 S6 W1 \$
BAL=[YR=2017;ORIG=15,0] E4 S4 E15 S12 W19 N16 \$
BAL=[YR=2017;ORIG=49,42] S9 W22 N3 E1 N6 E21 \$
STR=[YR=2017;ORIG=19,0] E16 S4 W16 N4 \$
PTR=[ORIG=0,0] E15 W15 \$
PTR=[ORIG=0,0] N15 S15 \$

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	
1	0855	CONC PAVER	0	0	0	0		1,400.00	SF 7.00	7.00	100	2017	2017	3	96	9,408	
2	0810	CONCRETE A	0	0	0	0		1,600.00	SF 6.50	6.50	100	1980	1980	3	30	3,120	
3	0855	CONC PAVER	0	0	0	0		104.00	SF 7.00	7.00	100	2017	2017	3	96	699	

LAND DESCRIPTION

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
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TOTAL OB/XF13,227

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	000100	C	RES	0	0006	R-1	75.00	200.00	75.00	FF		1.00	1.00	1.25	7,500.00	9,375.00	703,125							