

LOT 34
IN OR 1997/1901
GREENE TERRACE PBK 8/82

FOURAKER MARSHALL T & ANGELA N
53855 HONEYSUCKLE LN
CALLAHAN, FL 32011

2025

03-1N-25-0615-0034-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	60
Interior Floor	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	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8124.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,893	100	2015
FGR	488	55	2015
FOP	134	30	2015
FOP	182	30	2015
PTO	216	5	2015
TOTALS	2,913		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,267	107.0160	141.26	320,236	2015	2015	0	0	6.75	93.25

1 SNGL FAM - 100% - 2016 Heated Area: 1893 HX Base Yr 2016

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			298,620
TOTAL MARKET OB/XF VALUE			8,759
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			367,379
SOH/AGL Deduction			153,313
ASSESSED VALUE			214,066
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			163,344
TOTAL JUST VALUE			367,379
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			353,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530530	CO ISSUED	0	07/31/2015
B1530530	NEW CONSTR	232,838	06/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1997/1901	8/13/2015	WD	U	I	37	41,000

GRANTOR: PRESERVE FLORIDAS WET
GRANTEE: FOURAKER MARSHALL T

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	1,773.00	SF	5.20	5.20	100	2015

BUILDING NOTES			

BUILDING DIMENSIONS											
BAS=[YR=2015] W20 PTO=[YR=2015] W18 S12 FOP=[YR=2015] W10 S8 E15 U2 R2 N6 W7 \$ E18 N12\$ S12 W11 S6 D2 L2 W28 S31 E13 FOP=[YR=2015] S7 E26 N7 W26\$ E26 FGR=[YR=2015] E22 N24 W5 S2 W14 S2 W3 S20\$ N20 E3 N2 E14 N2 E5 N27\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							