

EL/2 OF LOT 59 IN OR 1794/261
 (EX OR 1976/782)
 A E EWING SUB 2 PB 5/20

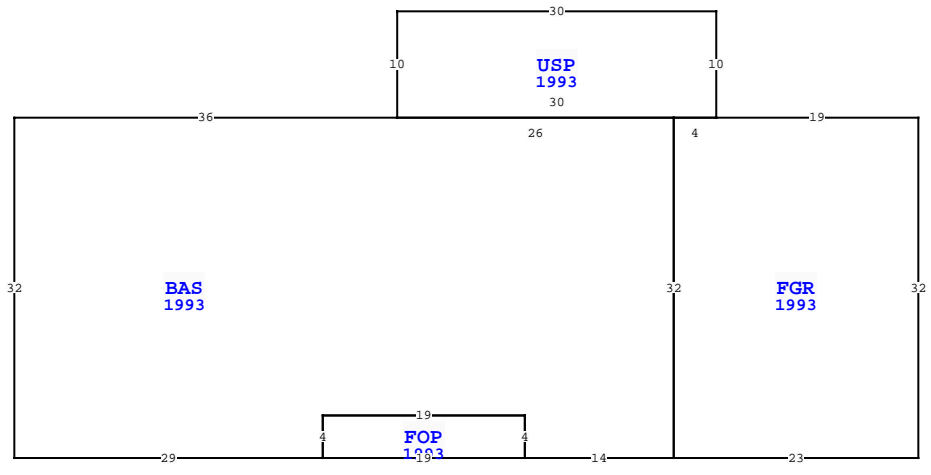
LOWE WILLIE L JR REV LVG TRUST/KENNETH C LOWE TRUS
 45151 EAST HOLLY TRAIL
 CALLAHAN, FL 32011

2025

25-2N-24-226B-0059-0010

BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	20 FACE BRICK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 90				
Interior Wall	04 PLYWOOD 10				
Interior Floor	14 CARPET 80				
Interior Floor	11 CLAY TILE 20				
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				
BUD8 Adjustme	06 DIST 1D 100				
Occupancy	00 NONE 100				
Quality	01 Quality Level 01				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 08				
NEIGHBORHOOD/LOC	8001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,908	100	1993	1,908	189,046
FGR	736	55	1993	405	40,128
FOP	76	30	1993	23	2,278
USP	300	30	1993	90	8,917
TOTALS	3,020			2,426	240,370

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,426	97.5492	128.76	312,372	1983	1993	0	0	23.05	76.95
1 SNGL FAM - 50% - 2016 Heated Area: 1908 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			240,370
TOTAL MARKET OB/XF VALUE			13,478
TOTAL LAND VALUE - MARKET			66,600
TOTAL MARKET VALUE			320,448
SOH/AGL Deduction			126,562
ASSESSED VALUE			193,886
TOTAL EXEMPTION VALUE	HA HAB	25,612	
BASE TAXABLE VALUE			168,274
TOTAL JUST VALUE			320,448
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			287,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1794/0261	5/08/2012	QC	U	I	11	100
GRANTOR: LOWE WILLIE LENARD JR						
GRANTEE: LOWE KENNETH C TRUS						
0323/0287	10/01/1980	WD	Q	V		13,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=1993] W19 USP=[YR=1993] N10 W30 S10 BAS=[YR=1993] W36 S32 E29 FOP=[YR=1993] E19 N4 W19 S4\$ N4 E19 S4 E14 N32 W26\$ E30\$ W4 S32 E23 N32\$.	

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	0812	CONCRETE C	0	50 0	3,524.00	SF	4.00	4.00	100	1983	1983	3	38	5,356	
2	0511	GARAGE CB-	0	50 24 18	432.00	SF	40.00	40.00	100	1986	1986	3	47	8,122	

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	DPH 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		50	0006	RSF-1	0.00	0.00	1.48	AC	1.00	1.00	1.00	45,000.00	45,000.00	66,600							