

SIRVENT JEFFREY M/SIRVENT KAYANN
545940 US HWY 1
CALLAHAN, FL 32011

26-3N-24-0000-0004-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

15

CONC BLOCK 100

Roof Structur

04

WOOD TRUSS 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

01

MINIMUM 60

Interior Wall

05

DRYWALL 40

Interior Floo

03

CONC FINSH 100

Air Condition

01

NONE 100

Heating Type

01

NONE 100

Bedrooms

0 100

Bathrooms

0 100

Frame

02

WOOD FRAME 100

Stories

1.

1. 100

Units

1 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

0200

MOBILE HOME

MAP NUM

MKT AREA

09

NEIGHBORHOOD/LOC

9001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,546

100

1993

2,546

25,600

FOP

288

30

1993

86

865

UST

2,222

45

1993

1,000

10,055

TOTALS

5,056

3,632

36,520

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

0500

FP-PRE FAB

0 100

0

0

1.00

UT

3,500.00

3,500.00

100

1999

1999

3

81

2,835

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

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000100

C

RES

100

0004

OR

0.00

0.00

6.76

AC

1.00

1.00

1.00

19,500.00

19,500.00

131,820

REVIEW DATE

02/29/2024

BY

WWA

Total Acres:

6.76

Total Land Value:

131,820

Market:

0

Agricultural:

0

Common:

131,820

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

6500

01

3,632

54.3600

20.11

73,040

1950

1950

0

0

0 50.00

50.00

1 GARAGE RES - 100% - 2018

Heated Area: 2546

HX Base Yr 2018

22

101

58

16

41

32

48

6

51

101

UST
1993

BAS
1993

FOP
1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

138,329

TOTAL MARKET OB/XF VALUE

2,835

TOTAL LAND VALUE - MARKET

131,820

TOTAL MARKET VALUE

272,984

SOH/AGL Deduction

103,178

ASSESSED VALUE

169,806

TOTAL EXEMPTION VALUE

50,722

BASE TAXABLE VALUE

119,084

TOTAL JUST VALUE

272,984

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

260,012

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2141/1013

8/14/2017

WD Q

I

01

145,000

GRANTOR: BOSKET INEZ A

GRANTEE: SIRVENT JEFFREY M &

0733/1614

7/12/1995

WD Q

I

15,700

GRANTOR: BARROW JOHN G TRUSTEE

GRANTEE: BOSKET DONALD & INE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 S16 W58 UST=[YR=1993] W101 S22 E101 N22\$
S22 E51 FOP=[YR=1993] E48 N6 W48 S6\$ N6 E48 N32\$.

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