

SHROUDER JEREMY L
45001 QUIP CT
CALLAHAN, FL 32011

28-2N-25-3060-0012-0020

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

30

VINYL 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 70

Interior Floo

11

CLAY TILE 30

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

Quality

04 Quality Level 04

DOR CODE

0200

MOBILE HOME

MAP NUM

MKT AREA

08

NEIGHBORHOOD/LOC

8026.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,380

100

2018

1,380

143,754

UOP

160

25

2024

40

4,166

TOTALS

1,540

1,420

147,920

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

0810

CONCRETE A

0 100

10

22

220.00

SF

6.50

6.50

100

1990

1990

3

57

815

2

0680

POLE SHED

0 100

40

10

400.00

SF

10.00

10.00

100

1980

1980

3

20

800

3

0680

POLE SHED

0 100

60

12

720.00

SF

10.00

10.00

100

1990

1990

3

20

1,440

4

0300

BOAT DCK W

0 100

10

17

170.00

SF

40.00

40.00

100

1995

1995

3

20

1,360

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

OR

0.00

0.00

2.51

AC

1.00

1.00

0.90

35,000.00

31,500.00

79,065

REVIEW DATE

01/06/2023

BY

KWA

Total Acres:

2.51

Total Land Value:

79,065

Market:

0

Agricultural:

0

Common:

79,065

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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

0800

02

1,420

131.7800

112.01

159,054

2019

2019

0

0

0

7.00

93.00

1 M/H 94+ - 100% - 2020

Heated Area: 1380

HX Base Yr 2020

BAS

2018

UOP

2024

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/09/2025

MLU

TOTAL OB/XF

4,415

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

STANDARD

BUILDING MARKET VALUE

147,920

TOTAL MARKET OB/XF VALUE

4,415

TOTAL LAND VALUE - MARKET

79,065

TOTAL MARKET VALUE

231,400

SOH/AGL Deduction

54,188

ASSESSED VALUE

177,212

TOTAL EXEMPTION VALUE

50,722

BASE TAXABLE VALUE

126,490

TOTAL JUST VALUE

231,400

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

217,055

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

I I

V I

RSN CD

SALE PRICE

2747/1085

10/30/2024

QC

U

I

11

100

GRANTOR: SHROUDER JEREMY L & T

GRANTEE: SHROUDER JEREMY L

2208/0041

6/29/2018

WD

Q

V

01

35,000

GRANTOR: CRAY PRIMULA H

GRANTEE: SHROUDER JEREMY L &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W46 S30 E15 E16 E15 N30 \$

UOP=[YR=2024;ORIG=-31,30] E16 S10 W16 N10 \$

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