

BLOCK 2 PT OF LOTS 5 6 7
IN OR 1952/50
EX R/W CASE #03-554CA

BAIN JOAN/LINDSEY DAVID & JENNIFER
PO BOX 1414
CALLAHAN, FL 32011

2025

31-2N-25-2920-0002-0052



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	04	SINGLE SID 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 70			
Interior Wall	02	WALL BD/WD 30			
Interior Floor	14	CARPET 90			
Interior Floor	08	SHT VINYL 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	3	100			
Bathrooms	1	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	1,044	100	1993	1,044	48,423
FSP	168	40	2005	67	3,108
FST	112	55	1993	62	2,875
TOTALS	1,324			1,173	54,405

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,173	84.3336	84.33	98,919	1949	1949	0	0	0 45.00	55.00
1 SINGLE FAM - 100% - 0											
Heated Area: 1044											
HX Base Yr											
TOTALS	1,324			1,173	54,405						

NASSAU COUNTY PROPERTY				PAGE 1 of 3		6
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 6			Tax Dist:			
BUILDING MARKET VALUE						162,280
TOTAL MARKET OB/XF VALUE						29,766
TOTAL LAND VALUE - MARKET						126,828
TOTAL MARKET VALUE						318,874
SOH/AGL Deduction						96,707
ASSESSED VALUE						222,167
TOTAL EXEMPTION VALUE			HX HB WX			55,722
BASE TAXABLE VALUE						166,445
TOTAL JUST VALUE						318,874
NCON VALUE						72,614
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						255,887

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	0	0	136.00	SF	10.00	10.00	100	2000
2	0510	GARAGE WD-	0 100	40	24	960.00	SF	35.00	35.00	100	2013
3	0810	CONCRETE A	0 100	0	0	480.00	SF	6.50	6.50	100	2013
4	0351	CARPORT MT	0 100	12	40	480.00	SF	10.00	10.00	100	2018
TOTAL OB/XF 29,766											

LAND DESCRIPTION					TOTAL OB/XF														29,766									
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	8.13	AC		1.00	1.00	0.80	19,500.00	15,600.00	126,828											
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