



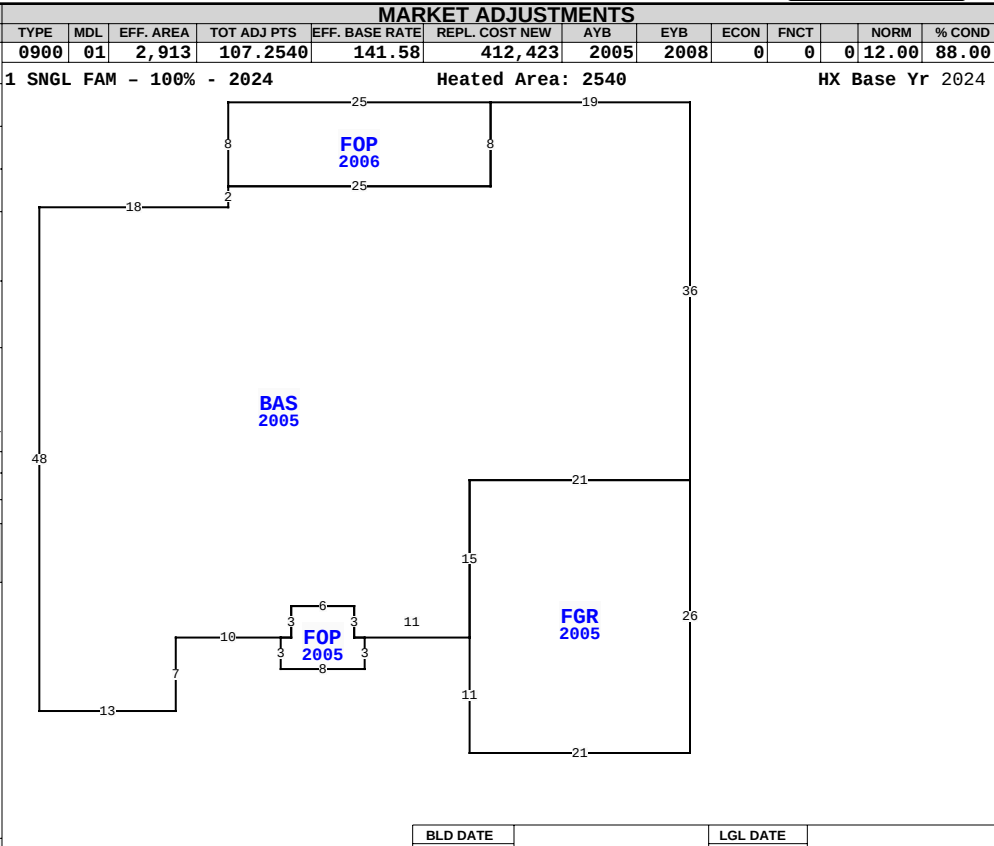
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 30
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	8017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,540	100	2005	2,540	316,459
FGR	546	55	2005	300	37,377
FOP	42	30	2005	13	1,620
FOP	200	30	2006	60	7,476
TOTALS	3,328			2,913	362,932

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	2,301.00	SF	4.00
2	0861	POOL GUNIT	0	100	26	15	390.00	SF	85.00
3	0877	JACUZZI	0	100	0	0	1.00	UT	2,000.00
4	0845	KOOL DECK	0	100	0	0	779.00	SF	7.25
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
6	0812	CONCRETE C	0	100	0	0	2,100.00	SF	4.00
7	0911	SCRN RM A	0	100	0	0	1,681.00	SF	17.50
8	0476	VF 6 SBPL	0	100	0	0	354.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00



TOTAL OB/XF									
51,688									

NASSAU COUNTY PROPERTY									
PAGE 1 of 2 6									
VALUATION SUMMARY					STANDARD				
VALUATION BY					Tax Group: 6 Tax Dist:				
BUILDING MARKET VALUE					386,864				
TOTAL MARKET OB/XF VALUE					51,688				
TOTAL LAND VALUE - MARKET					60,000				
TOTAL MARKET VALUE					498,552				
SOH/AGL Deduction					405				
ASSESSED VALUE					498,147				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					447,425				
TOTAL JUST VALUE					498,552				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					484,108				

EYB ADJSTD FOR NEW ROOF: 10/23KW			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-11351	GARAGE (32X50) W/	14,328	09/06/2023
23002973	REPAIR/RRF	18,885	03/07/2023
B19309	ADDITION	15,100	01/01/2007
B16415	SWIM POOL	21,000	06/01/2005
B0514340	NEW CONSTR	180,418	02/01/2005
P08898	OTHER	0	02/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2626/0036	3/17/2023	WD	Q	I	01	539,900	
GRANTOR: JAMES JOSHUA & DENISE							
GRANTEE: HAND STEPHEN W & SA							
2319/0977	10/24/2019	WD	Q	I	01	323,000	
GRANTOR: JAMES ALLEN L & JOIE							
GRANTEE: JAMES JOSHUA & DENI							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W19 FOP=[YR=2006] W25 S8 E25 N8\$ S8 W25 S2 W18 S48 E13 N7 E10 FOP=[YR=2005] S3 E8 N3 W1 N3 W6 S3 W1\$E1 N3 E6 S3 E11 FGR=[YR=2005] S11 E21 N26 W21 S15\$ N15 E21 N36\$.									

HAND STEPHEN W & SARAH J
54137 EVERGREEN TRAIL
CALLAHAN, FL 32011

2025

[illegible]