PT OF LOT 5 IN OR 1808/792
FLA LAND SYNDICATE PBK O/42
{R497467}

FRANKE ROBERT
54002 PARKS RD
CALLAHAN, FL 32011

2025

37-1N-25-2940-0005-0070

BUILDING CHARACTERISTICS

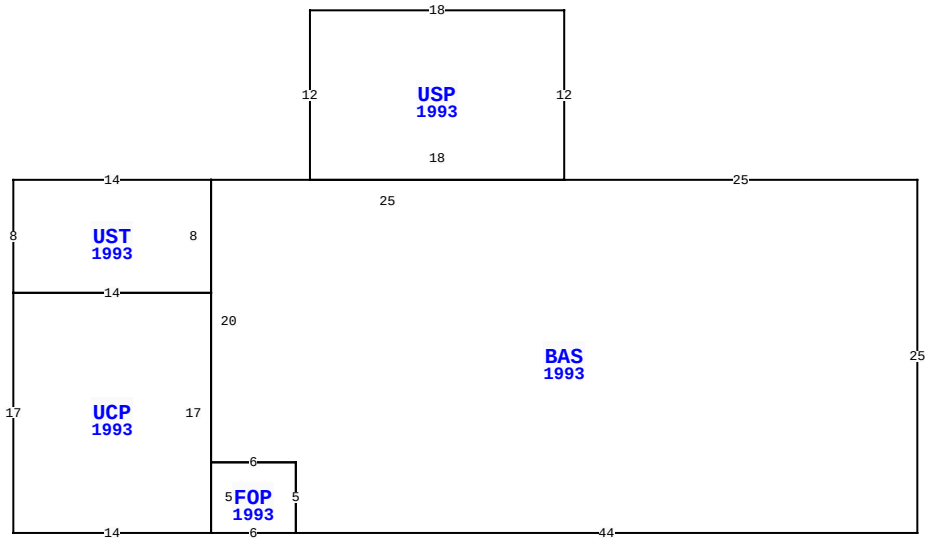
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,220	100	1993	1,220	113,624
FOP	30	30	1993	9	838
UCP	238	20	1993	48	4,470
USP	216	30	1993	65	6,054
UST	112	45	1993	50	4,657
TOTALS	1,816			1,392	129,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,392	117.5200	117.52	163,588	1950	1970	0	0	0	20.75	79.25

1 SINGLE FAM – 100% - 2013 Heated Area: 1220 HX Base Yr 2013



54002 PARKS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		129,643
TOTAL MARKET OB/XF VALUE		3,629
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		223,272
SOH/AGL Deduction		131,803
ASSESSED VALUE		91,469
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		40,747
TOTAL JUST VALUE		223,272
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1808/0792	8/20/2012	WD	U	I	19	80,000
GRANTOR: FREDERICKSON EVA MARI						
GRANTEE: FRANKE ROBERT						
1745/1699	6/30/2011	PR	U	I	19	100
GRANTOR: SMITH VERNIE W P/R						
GRANTEE: SMITH VERNIE W ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 USP=[YR=1993] N12 W18 S12 E18 $ W25
UST=[YR=1993] W14 S8 UCP=[YR=1993] S17 E14 FOP=[YR=1993] E6
N5 W6 S5 $ N17 W14 $ E14 N8 $ S20 E6 S5 E44 N25 $.

EXTRA FEATURES

LN	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	0680	POLE SHED	1	100	24	18	432.00	SF	10.00	10.00	100	2024	2018		84	3,629	

LAND DESCRIPTION

TOTAL OB/XF 3,629

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0007	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							

REVIEW DATE 06/04/2024 BY TWA Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS