LOT 35
L/E PT OR 1320/905
NASSAU VILLAGE 1 UNR

STURDIVANT NORBRA L/E/
54041 YOST COURT
CALLAHAN, FL 32011

**2025**

**37-1N-25-299A-0035-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| 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 |

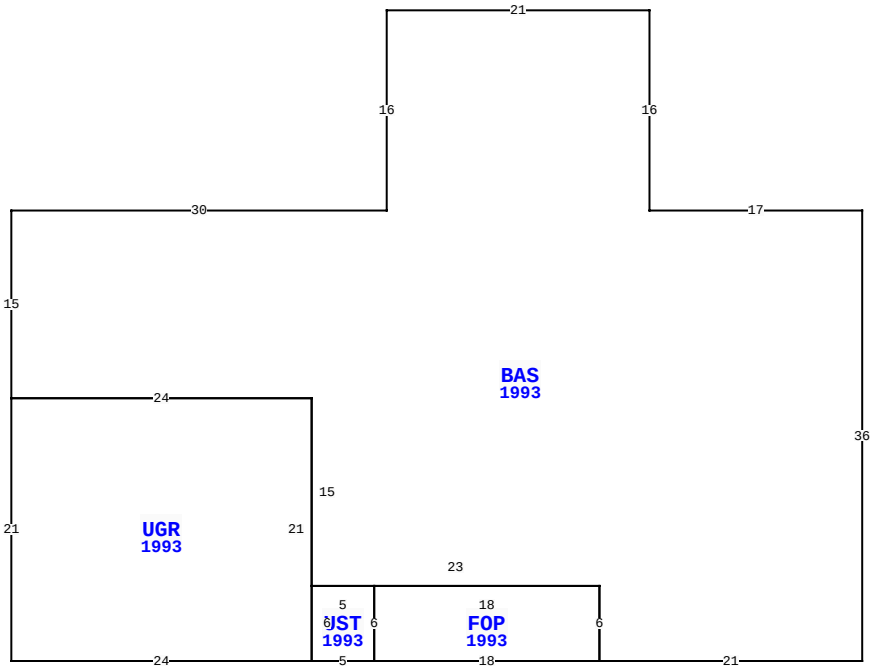
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8026.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,142 | 100 | 1993 | 2,142 | 236,377 |
| FOP | 108 | 30 | 1993 | 32 | 3,531 |
| UGR | 504 | 45 | 1993 | 227 | 25,050 |
| UST | 30 | 45 | 1993 | 14 | 1,545 |
| TOTALS | 2,784 | | | 2,415 | 266,504 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,415 | 118.5800 | 156.53 | 378,020 | 1973 | 1985 | 0 | 0 | 0 | 29.50 | 70.50 |

1 SNGL FAM – 100% - 0 Heated Area: 2142 HX Base Yr 1974




54041 YOST CT, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/31/2025 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 270,131 |
| TOTAL MARKET OB/XF VALUE | | 9,457 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 329,588 |
| SOH/AGL Deduction | | 184,235 |
| ASSESSED VALUE | | 145,353 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,722 |
| BASE TAXABLE VALUE | | 89,631 |
| TOTAL JUST VALUE | | 329,588 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 312,514 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B98 | GARAGE | 15,232 | 11/01/1998 |
| B9602970 | GARAGE | 15,232 | 06/01/1996 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1320/0905 | 5/18/2005 | QC | U | I | 18 | 100 |
| GRANTOR: STURDIVANT EARL W & N | | | | | | |
| GRANTEE: STURDIVANT TRUST | | | | | | |
| 0305/0122 | 12/01/1979 | WD | U | V | | 3,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W17 N16 W21 S16 W30 S15 UGR=[YR=1993] S21 E24 UST=[YR=1993] E5 FOP=[YR=1993] E18 N6 W18 S6$ N6 W5 S6$ N21 W24$ E24 S15 E23 S6 E21 N36$.

### 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 832.00 | SF | 5.20 | 5.20 | 100 | 1980 | 1980 | 3 | 30 | 1,298 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1980 | 1980 | 3 | 44 | 1,540 | |
| 3 | 0510 | GARAGE WD- | 0 | 100 | 16 | 20 | 320.00 | SF | 26.95 | 26.95 | 100 | 1980 | 1980 | 3 | 20 | 1,725 | |
| 4 | 0681 | POLE SHED | 0 | 100 | 10 | 20 | 200.00 | SF | 15.00 | 15.00 | 100 | 1980 | 1980 | 3 | 20 | 600 | |
| 5 | 0810 | CONCRETE A | 0 | 100 | 12 | 28 | 336.00 | SF | 6.50 | 6.50 | 100 | 1996 | 1996 | 3 | 70 | 1,529 | |
| 6 | 0681 | POLE SHED | 0 | 100 | 0 | 0 | 180.00 | SF | 15.00 | 15.00 | 100 | 2012 | 2012 | 3 | 64 | 1,728 | |
| 7 | 0681 | POLE SHED | 0 | 100 | 0 | 0 | 108.00 | SF | 15.00 | 15.00 | 100 | 2012 | 2012 | 3 | 64 | 1,037 | |

### LAND DESCRIPTION

TOTAL OB/XF 9,457

| 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 | | RM | 165.00 | 305.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 02/27/2025 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS

LOT 35
L/E PT OR 1320/905
NASSAU VILLAGE 1 UNR

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**2025**

**37-1N-25-299A-0035-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Fixtures | | 0 100 |
| Frame | 01 | TYP WD 100 |
| Story Height | | 0 100 |
| RMS | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

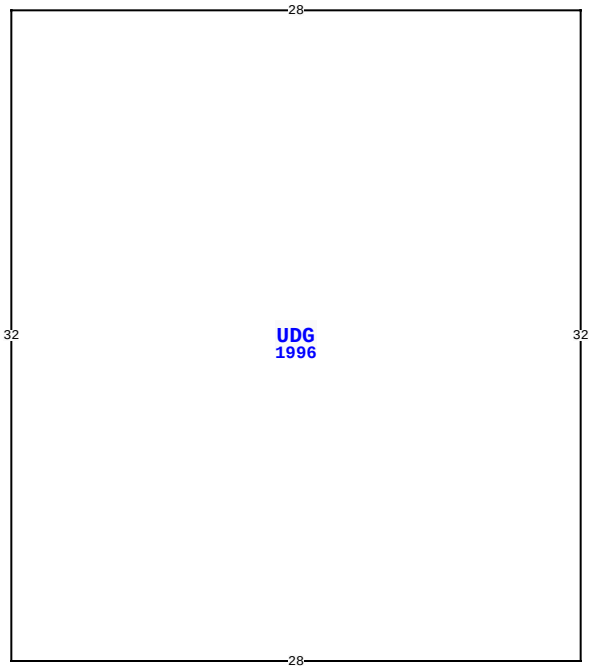
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| UDG | 896 | 45 | 1996 | 403 | 3,627 |
| TOTALS | 896 | | | 403 | 3,627 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 04 | 403 | 48.6540 | 18.00 | 7,254 | 1996 | 1996 | 0 | 0 | 0 | 50.00 | 50.00 |

2 GARAGE RES – 100% - 0 Heated Area: 0 HX Base Yr 1974




54041 YOST CT, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/31/2025 MLU |
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|---|---|---|---|
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1320/0905 | 5/18/2005 | QC | U | I | 18 | 100 |
| GRANTOR: STURDIVANT EARL W & N | | | | | | |
| GRANTEE: STURDIVANT TRUST | | | | | | |
| 0305/0122 | 12/01/1979 | WD | U | V | | 3,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UDG=[YR=1996] W28 S32 E28 N32$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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