



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8010.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,933	100	2018	1,933	280,107
FGR	483	55	2018	266	38,545
FOP	40	30	2018	12	1,739
FOP	243	30	2018	73	10,578
PTO	529	5	2026	26	3,767
TOTALS	3,228			2,310	334,738

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0812	CONCRETE C	0	100	0	0	1,486.00	SF	4.00
3	0476	VF 6 SBPL	0	100	0	0	48.00	LF	32.00
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,310	112.6510	148.70	343,497	2018	2018	0	0
1 SNGL FAM - 100% - 2019									
Heated Area: 1933									
HX Base Yr 2019									
BLD DATE	03/03/2023						NW	LGL DATE	
XF DATE								LAND DATE	04/04/2024
INC DATE								AG DATE	MLU

TOTAL OB/XF									
9,415									

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 6	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		352,335	
TOTAL MARKET OB/XF VALUE		9,415	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		416,750	
SOH/AGL Deduction		190,384	
ASSESSED VALUE		226,366	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		175,644	
TOTAL JUST VALUE		416,750	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		396,295	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006499	GARAGE	38,240	09/01/2018
18006542	CARPORT	17,208	09/01/2018
17003600	CO ISSUED	0	05/25/2018
17003600	NEW CONSTR	252,057	08/01/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2789/371	5/21/2025	WD	Q	I	01
GRANTOR: POLLARD TERI LYNN					
GRANTEE: MASSENGILL JEFFREY					
2201/0348	5/31/2018	WD	Q	I	01
GRANTOR: MURDOCK CHRISTOPHER					
GRANTEE: POLLARD TERI LYNN					

BUILDING NOTES									
BAS=[YR=2018;ORIG=0,0] W24 S7 W5 D2L2 S3 W16 N12 W13 S45 E13 N4 E8 E18 N16 E21 N25 \$									
FGR=[YR=2018;ORIG=-21,41] S7 E21 N23 W21 S16 \$									
FOP=[YR=2018;ORIG=-24,0] W23 S12 E16 N3 U2R2 E5 N7 \$									
FOP=[YR=2018;ORIG=-39,41] S4 E10 N4 W10 \$									
PTO=[YR=2026;ORIG=-47,-23] E23 S23 W23 N23 \$									

MASSENGILL JEFFREY S & SUZY LEE
55370 DEER RUN ROAD
CALLAHAN, FL 32011

46-2N-25-197B-0006-0050

[illegible]