

ST PIERRE DONALD L
55434 LITTLE BROOK DRIVE
CALLAHAN, FL 32011

46-2N-25-197D-0013-0160

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

30 VINYL 80

Exterior Wall

16 WD FR STUC 20

Roof Structur

03 GABLE/HIP 100

Roof Cover

03 COMP SHNGL 100

Interior Wall

05 DRYWALL 100

Interior Floo

14 CARPET 70

Interior Floo

08 SHT VINYL 30

Air Condition

03 CENTRAL 100

Heating Type

04 AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame Stories

02 WOOD FRAME 100

Units

1. 100

Occupancy

00 NONE 100

Quality

03 Quality Level 03

DOR CODE

0100 SINGLE FAMILY

MAP NUM

MKT AREA08

NEIGHBORHOOD/LOC

8010.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,700

100

2004

1,700

211,456

FGR

377

55

2004

207

25,748

FOP

25

30

2004

8

995

PTO

120

5

2004

6

746

TOTALS

2,222

1,921

238,945

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

1

0500

FP-PRE FAB

0 100

0

0

1.00

UT

3,500.00

3,500.00

100

2004

2004

3

87

3,045

2

0812

CONCRETE C

0 100

0

0

1,234.00

SF

4.00

4.00

100

2004

2004

3

83

4,097

LAND DESCRIPTION

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

RSF-1

0.00

0.00

1.00

LT

1.00

1.00

1.00

55,000.00

55,000.00

55,000

REVIEW DATE

01/06/2023

BY

KWA

Total Acres:

0.00

Total Land Value:

55,000

Market:

0

Agricultural:

0

Common:

55,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

1,921

104.4680

137.90

264,906

2004

2004

0

0

9.80

90.20

1 SNGL FAM - 100% - 2005

Heated Area: 1700

HX Base Yr 2005

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/04/2024

MLU

TOTAL OB/XF

7,142

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

STANDARD

BUILDING MARKET VALUE

238,945

TOTAL MARKET OB/XF VALUE

7,142

TOTAL LAND VALUE - MARKET

55,000

TOTAL MARKET VALUE

301,087

SOH/AGL Deduction

161,789

ASSESSED VALUE

139,298

TOTAL EXEMPTION VALUE

HX HB

50,722

BASE TAXABLE VALUE

88,576

TOTAL JUST VALUE

301,087

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

289,742

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

I I

V I

RSN CD

SALE PRICE

1274/0155

11/16/2004

WD Q

Q

I

06

165,400

GRANTOR: HALLMARK HOMES INC

GRANTEE: ST PIERRE DONALD L

1274/0144

11/16/2004

QC Q

Q

I

06

100

GRANTOR: MARONDA HOMES INC

GRANTEE: HALLMARK HOMES INC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W14 PT0=[YR=2004] N10 W12 S10 E12\$ W19 N3 W15 S30 FGR=[YR=2004] S21 E19 N11 FOP=[YR=2004] E5 N5 W5 S5\$ N8 W11 N2 W8\$ E8 S2 E11 S3 E5 S5 E6 S4 E18 N41\$.