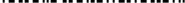


YANG YUNZHEN &/LIN YI
45105 DUTTON WAY
CALLAHAN, FL 32011

2025



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

16WD FR STUC 80
10ABOVE AVG 20
03GABLE/HIP 100
03COMP SHNGL 100
05DRYWALL 100
14CARPET 60
08SHT VINYL 40
03CENTRAL 100
04AIR DUCTED 100
3 100
2 100
02WOOD FRAME 100
1. 1. 100
0 100
00NONE 100

05Quality Level 05
0100SINGLE FAMILY
MAP NUMMKT AREA07
NEIGHBORHOOD/LOC7003.00
AREATOTAL PCT YEAR TOT ADJ SUBAREA
TYPEGROSS OF BASEAREAMARKET
BAS1,40610020151,406167,398
FGR39555201521725,836
FOP153020154476
PTO24052026121,428

TOTALS2,0561,639195,140

MARKET ADJUSTMENTS

TYPEDMLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,639124.5420124.54204,12120152015004.4095.60

1 SINGLE FAM - 0% - 2023Heated Area: 1406HX Base Yr

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

L NOBJ/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOBJ/XF MKT VALUENOTES

10810CONCRETE A000706.00SF6.506.50100201520153954,360

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES0RL0.000.001.00LT1.001.001.0040,000.0040,000.0040,000

REVIEW DATE04/23/2020BYKBA

Total Acres: 0.00Total Land Value: 40,000Market: 0Agricultural: 0Common: 40,000

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NASSAU COUNTY PROPERTY

PAGE 1 of 1

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 1Tax Dist:

BUILDING MARKET VALUE195,140
TOTAL MARKET OB/XF VALUE4,360
TOTAL LAND VALUE - MARKET40,000
TOTAL MARKET VALUE239,500
SOH/AGL Deduction0
ASSESSED VALUE239,500
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE239,500
TOTAL JUST VALUE239,500
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE229,457

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQ / U / I / V / I / RSN CD

SALE PRICE

2553/02863/23/2022WDQI01295,000

GRANTOR: OPENDOOR PROPERTY C L
GRANTEE: YANG YUNZHEN & YI L
2504/109010/12/2021WDUI37257,000
GRANTOR: GINTER JAMES THOMAS
GRANTEE: OPENDOOR PROPERTY C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015;ORIG=0,0] W19 W21 S38 E12 N3 N3 E5 S3 E4 E14 N3 E5 N32 \$
FGR=[YR=2015;ORIG=-19,35] S20 E19 N23 W5 S3 W14 \$
FOP=[YR=2015;ORIG=-28,35] E5 N3 W5 S3 \$
PTO=[YR=2026;ORIG=-25,-12] E20 S12 W20 N12 \$
.