



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	11	BD/BTN AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	11	CLAY TILE 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
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,314	100	1993	2,314	182,646
FCP	240	25	1993	60	4,736
FEP	336	80	2000	269	21,232
FOP	125	30	1993	38	3,000
FST	168	55	2002	92	7,262
TOTALS	3,183			2,773	218,876

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0350	CARPORT WD	0	0	60	20	1,200.00	SF	13.00
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00
5	1242	WD DECK A	0	0	0	0	330.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	0		OR	0.00	0.00	2.00
2	006910	A	NURSERY - RE	0		OR	0.00	0.00	4.36
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	4.36

REVIEW DATE	01/01/2023	BY	CD
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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	
0100	01	2,773	108.8640	114.31	316,982	1975	1975	0	0	0	30.95	69.05	
1 SINGLE FAM 0% - 0 Heated Area: 2314 HX Base Yr													
34011 FROITZHEIM ST, CALLAHAN													

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
				05/08/2026 MLU			
				11/22/2024 KBA			

TOTAL OB/XF													
9,846													

Total Acres:	6.36	Total Land Value:	44,398	Market:	91,560	Agricultural:	2,398	Common:	42,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					262,818				
TOTAL MARKET OB/XF VALUE					9,846				
TOTAL LAND VALUE - MARKET					133,560				
TOTAL MARKET VALUE					317,062				
SOH/AGL Deduction					0				
ASSESSED VALUE					317,062				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					317,062				
TOTAL JUST VALUE					406,224				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					484,917				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93055	NEW CONSTR	4,327	11/11/1993

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2874/28	4/15/2026	QC	U	I	11	100			
GRANTOR: WILSON C LOUISE									
GRANTEE: WILSON C LOUISE LIV									
0677/0415	3/19/1993	QC	Q	I	01	100			
GRANTOR: JOHNSON CLEMENTINE									
GRANTEE: JOHNSON CLEMENTINE									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FEP=[YR=2000] W12 BAS=[YR=1993] W26 FST=[YR=2002] N12 W14 S12 E14\$ W60 S29 E23 FOP=[YR=1993] S5 E25 FCP=[YR=1993] E12 N20 W12 S20\$ N5 W25\$ E25 N15 E12 S15 E26 N29\$ S28 E12 N28\$.									

WILSON C LOUISE LIVING TRUST
34011 FROITZHEIM STREET
CALLAHAN, FL 32011

02-1N-24-2180-1365-0010

[illegible]