

IERIEN NEAL R JR
44001 ROPER DR
CALLAHAN, FL 32011

12-1N-24-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories Units	1.	1. 100 0 100			
Quality	02	Quality Level 02			
DOR CODE	9900	NO AG ACREAGE			
MAP NUM		MKT AREA 08			
NEIGHBORHOOD/LOC	8005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,932	100	1998	1,932	52,487
UOP	130	25	2011	32	869
TOTALS	2,062			1,964	53,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,964	86.2400	77.62	152,446	1998	1998	0	0	65.00	35.00

1 M/H 94+ 100% - 1999

Heated Area: 1932

HX Base Yr 1999

BAS 1998

UOP 2011

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	1998	1998	3	79	2,765	
2	0681	POLE SHED	0 100	24	11	264.00	SF	15.00	15.00	100	2000	2000	3	26	1,030	
3	0510	GARAGE WD-	0 100	24	11	264.00	SF	35.00	35.00	100	2000	2000	3	26	2,402	
4	0350	CARPORT WD	0 100	22	12	264.00	SF	13.00	13.00	100	2000	2000	3	20	686	

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	009900	C	ACREAGE NON-	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							
2	009530	C	POND	100	0007	OR			1.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	3,750							
3	009900	C	ACREAGE NON-	100	0007	OR	0.00	0.00	17.87	AC		1.00	1.00	1.00	13,000.00	13,000.00	232,310							

REVIEW DATE

01/01/2023

BY CD

Total Acres: 20.37

Total Land Value: 249,060

Market: 0

Agricultural: 0

Common: 249,060

PRINTED 07/09/2026 BY SYS

NASSAU COUNTY PROPERTY

PAGE 1 of 1

6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	53,356
TOTAL MARKET OB/XF VALUE	6,883
TOTAL LAND VALUE - MARKET	249,060
TOTAL MARKET VALUE	309,299
SOH/AGL Deduction	4,323
ASSESSED VALUE	304,976
TOTAL EXEMPTION VALUE	HX HB WR 56,411
BASE TAXABLE VALUE	248,565
TOTAL JUST VALUE	309,299
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	371,080

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2806/1060	7/31/2025	WD	U	I	11	100

GRANTOR : LYONS JANICE L

GRANTEE : IERIEN NEAL R JR

0788/1271	3/27/1997	QC	Q	V	06	100
-----------	-----------	----	---	---	----	-----

GRANTOR : KEMP CHARLOTTE A

GRANTEE : LYONS JANICE L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W60 S27 E24 UOP=[YR=2011] S13 E10 N13 W10\$ E10 S13 E24 N13 E2 N27\$.