

SIRVENT JEFFREY M/SIRVENT KAYANN
545940 US HWY 1
CALLAHAN, FL 32011

26-3N-24-0000-0004-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

15

CONC BLOCK 100

Roof Structur

04

WOOD TRUSS 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

01

MINIMUM 60

Interior Wall

05

DRYWALL 40

Interior Floo

03

CONC FINSH 100

Air Condition

01

NONE 100

Heating Type

01

NONE 100

Bedrooms

0 100

Bathrooms

0 100

Frame

02

WOOD FRAME 100

Stories

1.

1. 100

Units

1 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

0200

MOBILE HOME

MAP NUM

MKT AREA

09

NEIGHBORHOOD/LOC

9001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,546

100

1993

2,546

26,988

FOP

288

30

1993

86

912

UST

2,222

45

1993

1,000

10,600

TOTALS

5,056

3,632

38,499

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

1999

1999

3

80

2,800

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

0004

OR

0.00

0.00

6.76

AC

1.00

1.00

1.00

21,000.00

21,000.00

141,960

REVIEW DATE

02/29/2024

BY

WWA

Total Acres:

6.76

Total Land Value:

141,960

Market:

0

Agricultural:

0

Common:

141,960

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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

6500

01

3,632

54.3600

21.20

76,998

1950

1950

0

0

0

50.00

50.00

1 GARAGE RES

100% - 2018

Heated Area: 2546

HX Base Yr 2018

UST

1993

BAS

1993

FOP

1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/12/2026

MLU

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2141/1013

8/14/2017

WD Q

I

01

145,000

GRANTOR: BOSKET INEZ A

GRANTEE: SIRVENT JEFFREY M &

0733/1614

7/12/1995

WD Q

I

15,700

GRANTOR: BARROW JOHN G TRUSTEE

GRANTEE: BOSKET DONALD & INE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 S16 W58 UST=[YR=1993] W101 S22 E101 N22\$
S22 E51 FOP=[YR=1993] E48 N6 W48 S6\$ N6 E48 N32\$.

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

141,164

TOTAL MARKET OB/XF VALUE

2,800

TOTAL LAND VALUE - MARKET

141,960

TOTAL MARKET VALUE

285,924

SOH/AGL Deduction

111,533

ASSESSED VALUE

174,391

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

122,980

TOTAL JUST VALUE

285,924

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

272,984

PERMIT NUM

DESCRIPTION

AMT

ISSUED

MH992683

MH MOVE-ON

0

01/05/1999

MH97

MH MOVE-ON

0

08/01/1997

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2													
ELEMENT	CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																		
Exterior Wall	05	AVERAGE 100			0800	02	2,425	117.6000	105.84	256,662	1999	1999	0	0	0	60.00	40.00																
Roof Structure	03	GABLE/HIP 100		2 M/H 94+ 100% - 2018										Heated Area: 2280										HX Base Yr 2018									
Roof Cover	03	COMP SHNGL 100																															
Interior Wall	05	DRYWALL 100																															
Interior Floor	14	CARPET 90																															
Interior Floor	08	SHT VINYL 10																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Bedrooms		5 100																															
Bathrooms		3 100																															
Frame	02	WOOD FRAME 100																															
Stories	1.	1. 100																															
Units		0 100																															