

BOMGARDNER TIMOTHY W
PO BOX 1146
CALLAHAN, FL 32011-1146

28-2N-25-3060-0010-0080

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall23REINF CONC 100

RooF Structur03GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 90

Interior Floo03CONC FINSH 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms2.5100

Frame04REIN CONC 100

Stories Units1.1.100
0100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8026.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,63110020132,631398,819

FGR57655201331748,052

FOP80302013243,638

FOP168302013507,579

FOP3003020139013,642

TOTALS3,7553,112471,731

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSTUNITTYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRESCENT RESIDENCIAL100OR0.000.001.61AC1.001.001.0050,000.0050,000.0080,500

REVIEW DATE01/06/2023BYKWA

Total Acres: 1.61Total Land Value: 80,500Market: 0Agricultural: 0Common: 80,500PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

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

0900013,112116.0120161.26501,841201320130006.0094.00

2 SNGL FAM 100% - 0Heated Area: 2631HX Base Yr

Basement Area (BAS) 2013: 398,819 sq ft

Floor Plate Area (FOP) 2013: 48,052 sq ft

Floor Plate Area (FOP) 2013: 3,638 sq ft

Floor Plate Area (FOP) 2013: 7,579 sq ft

Floor Plate Area (FOP) 2013: 13,642 sq ft

NASSAU COUNTY PROPERTY PAGE 1 of 16

VALUATION SUMMARY

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE471,731

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET80,500

TOTAL MARKET VALUE552,231

SOH/AGL Deduction312,208

ASSESSED VALUE240,023

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE188,612

TOTAL JUST VALUE552,231

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE522,811

WOOD SHED NO VALUE

Sales Data

OFF RECORD NumberDATETYPIINSTQUANTITYVALUERSN CD SALE PRICE

0594/05374/04/1990WDQI45,000

GRANTOR:CODY JAMES P

GRANTEE:BOMGARDNER TIMOTHY

0537/04412/22/1988WDQI44,000

GRANTOR:O' NEAL VIRGINIA

GRANTEE:CODY JAMES P

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W10 FOP=[YR=2013] N12 W25 S12 E25\$ W56 S35
FOP=[YR=2013] W10 FGR=[YR=2013] N13 W24 S24 E24 N11\$ S8 E10
N8\$ S13 E25 N9 FOP=[YR=2013] E28 N6 W28 S6\$ N6 E28 S6 E13 N39\$.