



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 60
Interior Floo	09	PINE WOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	05
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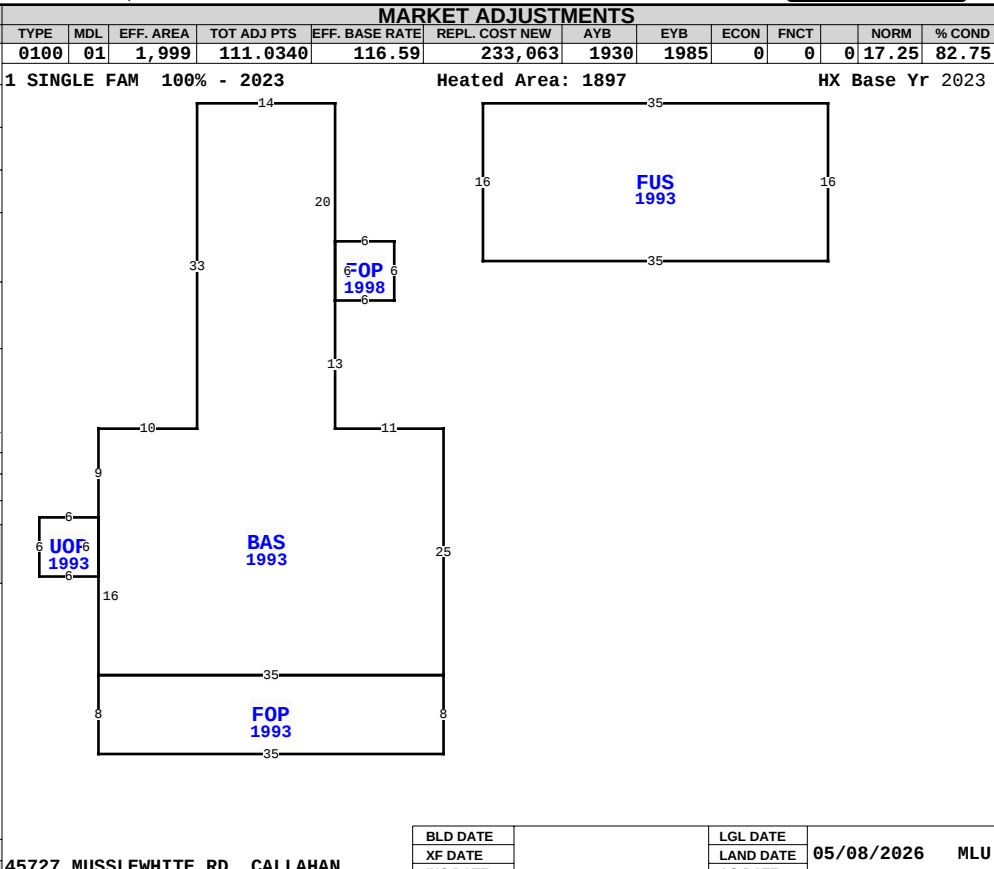
NEIGHBORHOOD/LOC	5001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,337	100	1993	1,337	128,992
FOP	280	30	1993	84	8,105
FOP	36	30	1998	11	1,061
FUS	560	100	1993	560	54,027
UOP	36	20	1993	7	675

TOTALS	2,249			1,999	192,860
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0680	POLE SHED	0 100	48	16	768.00	SF	10.00	10.00
5	0351	CARPORT MT	0 100	26	15	390.00	SF	10.00	10.00
6	0204	BARN MTL 1	0 100	36	40	1,440.00	SF	16.00	16.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	2.00
2	000100	C	RES	100	0006	OR	0.00	0.00	1.77



TOTAL OB/XF									
14,570									

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		204,332	
TOTAL MARKET OB/XF VALUE		14,570	
TOTAL LAND VALUE - MARKET		131,950	
TOTAL MARKET VALUE		350,852	
SOH/AGL Deduction		0	
ASSESSED VALUE		350,852	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		299,441	
TOTAL JUST VALUE		350,852	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		374,467	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23622	ADDITION	0	05/01/2010
MH982391	MH MOVE-ON	0	09/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2551/1237	3/10/2022	WD	Q	I	01	395,000	
GRANTOR: SELLERS BONNIE DENISE							
GRANTEE: MARTIN CAROL JEAN							
2129/1530	6/13/2017	FJ	U	I	11	0	
GRANTOR: CLERK OF COURT							
GRANTEE: SELLERS BONNIE DENI							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W14 S33 W10 S9 UOP=[YR=1993] W6 S6 E6 N6\$ S16 FOP=[YR=1993] S8 E35 N8 W35\$ E35 N25 W11 N13 FOP=[YR=1998] E6 N6 W6 S6\$ N20\$ PTR=E15 FUS=[YR=1993] E35 S16 W35 N16\$ W15\$.									

MARTIN CAROL JEAN
45727 MUSSLEWHITE RD
CALLAHAN, FL 32011

34-3N-25-0000-0005-0010

[illegible]