



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 30
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,540	100	2005	2,540	321,864
FGR	546	55	2005	300	38,015
FOP	42	30	2005	13	1,647
FOP	200	30	2006	60	7,603
TOTALS	3,328			2,913	369,130

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0860	POOL/SPA	0	100	0	1.00	UT	60,000.00	60,000.00
7	0911	SCRN RM A	0	100	0	1,681.00	SF	18.00	18.00

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	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,913	107.2540	149.08	434,270	2005	2005	0	0
1 SNGL FAM 100% - 2024 Heated Area: 2540 HX Base Yr 2024									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
05/04/2026 MLU									

TOTAL OB/XF									
58,262									
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	1.00

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					394,101				
TOTAL MARKET OB/XF VALUE					58,262				
TOTAL LAND VALUE - MARKET					61,000				
TOTAL MARKET VALUE					513,363				
SOH/AGL Deduction					1,766				
ASSESSED VALUE					511,597				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					460,186				
TOTAL JUST VALUE					513,363				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					498,552				

EYB ADJSTD FOR NEW ROOF: 10/23KW									
PERMIT NUM	DESCRIPTION				AMT	ISSUED			
B23-11351	GARAGE (32X50) W/				14,328	09/06/2023			
23002973	REPAIR/RRF				18,885	03/07/2023			
B19309	ADDITION				15,100	01/01/2007			
B16415	SWIM POOL				21,000	06/01/2005			
B0514340	NEW CONSTR				180,418	02/01/2005			
P08898	OTHER				0	02/01/2005			

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2626/0036	3/17/2023	WD	Q	I	01	539,900	
GRANTOR: JAMES JOSHUA & DENISE							
GRANTEE: HAND STEPHEN W & SA							
2319/0977	10/24/2019	WD	Q	I	01	323,000	
GRANTOR: JAMES ALLEN L & JOIE							
GRANTEE: JAMES JOSHUA & DENI							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W19 FOP=[YR=2006] W25 S8 E25 N8\$ S8 W25 S2 W18 S48 E13 N7 E10 FOP=[YR=2005] S3 E8 N3 W1 N3 W6 S3 W1\$E1 N3 E6 S3 E11 FGR=[YR=2005] S11 E21 N26 W21 S15\$ N15 E21 N36\$.									

HAND STEPHEN W & SARAH J
54137 EVERGREEN TRAIL
CALLAHAN, FL 32011

37-1N-25-049E-0013-0000

[illegible]