

DURHAM SANDRA MATTOX/CHESHIRE SANDRA RENEE
54166 HOWARD RD
CALLAHAN, FL 32011

37-1N-25-299F-0049-0000

BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	20	FACE BRICK 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		2 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units	0	100			
BUD8 Adjustme	06	DIST 1D 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 08			
NEIGHBORHOOD/LOC		8026.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,589	100	1993	1,589	136,891
FGR	625	55	1993	344	29,635
FOP	20	30	1993	6	517
FOP	20	30	1993	6	517
TOTALS	2,254			1,945	167,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0100	01	1,945	109.7600	115.25	224,161	1990	1990	0	0	25.25 74.75
1 SINGLE FAM 100% - 2015			Heated Area: 1589			HX Base Yr 2015				

BAS
1993

FOP
1993

FGR
1993

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		167,560	
TOTAL MARKET OB/XF VALUE		1,332	
TOTAL LAND VALUE - MARKET		51,000	
TOTAL MARKET VALUE		219,892	
SOH/AGL Deduction		81,982	
ASSESSED VALUE		137,910	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		86,499	
TOTAL JUST VALUE		219,892	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		219,187	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2502/1048	10/10/2020	QC	U	I	11	100

GRANTOR: DURHAM SANDRA MATTOX

GRANTEE: CHESHIRE SANDRA REN

2401/0491 10/10/2020 QC U I 11 100

GRANTOR: DURHAM SANDRA MATTOX

GRANTEE: CHESHIRE SANDRA REN

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W10 FOP=[YR=1993] W5 BAS=[YR=1993] W61 S29 E26 FOP=[YR=1993] E4 N5 W4 S5\$ N5 E4 S5 E21 N19 E15 N6 W5 N4\$ S4 E5 N4\$ S10 W15 S21 E25 N31\$.

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
2	0940	SHEDS/PORT	0 100	12	10	120.00	SF	19.50	19.50	100	1995	1995	3	20	468	
3	0911	SCRN RM A	0 100	24	10	240.00	SF	18.00	18.00	100	2001	2001	3	20	864	

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	000100	C	RES	100		RM	190.00	290.00	1.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	51,000							

TOTAL OB/XF

1,332

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS