

PT FRANCIS WOODS DONATION
SEC 42-2N-25E IN OR 1634/1202
& ESMT IN OR 1389/1385

LANGRELL JOHN R JR & TAMI J
PO BOX 1001
CALLAHAN, FL 32011-1001

2026

42-2N-25-0000-0003-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 80			
Exterior Wall	20	FACE BRICK 20			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	08	SHT VINYL 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	3	100			
Bathrooms	2	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	8026.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100	2006	1,916	188,654
BAS	548	100	2011	548	53,958
FOP	60	30	2006	18	1,772
TOTALS	2,524			2,482	244,384

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,482	101.7600	106.85	265,202	2006	2010	0	0	0	7.85	92.15
3 SINGLE FAM			100% - 2010		Heated Area: 2464				HX Base Yr 2010			
BLD DATE								LGL DATE				
YE DATE								LAND DATE		05/07/2026		
INC DATE								AG DATE				

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	2006	2006
3	0860	POOL/SPA	0	100	30	0	1.00	UT	50,000.00	100	2011	2011
5	0911	SCRN RM A	0	100	22	46	1,012.00	SF	18.00	100	2011	2011

55079 MAXX LN, CALLAHAN										BLD DATE			LGL DATE			05/07/2026		MLU
										XF DATE			LAND DATE					
										INC DATE			AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES								
1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080									
1.00	UT	50,000.00	50,000.00	100	2011	2011	04	90	45,000									
1,012.00	SF	18.00	18.00	100	2011	2011	3	40	7,286									
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LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100	0007	OR	0.00	0.00	2.21	AC		1.00

NASSAU COUNTY PROPERTY												
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VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 6						Tax Dist:						
BUILDING MARKET VALUE						255,041						
TOTAL MARKET OB/XF VALUE						55,366						
TOTAL LAND VALUE - MARKET						88,400						
TOTAL MARKET VALUE						398,807						
SOH/AGL Deduction						192,875						
ASSESSED VALUE						205,932						
TOTAL EXEMPTION VALUE						51,411						
BASE TAXABLE VALUE						154,521						
TOTAL JUST VALUE						398,807						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						364,241						

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24781	ADDITION	18,749	06/01/2011
M10752	MECH OTHER	0	12/01/2005
P10182	OTHER	0	10/01/2005
C15980	CO ISSUED	145,008	09/01/2005
C15980	NEW CONSTR	145,008	09/01/2005
B15980	NEW CONSTR	145,008	09/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1634/1202	8/10/2009	WD	Q	I	02	185,000			
GRANTOR: BRAUNER WILLIAM H & C									
GRANTEE: LANGRELL JOHN R JR									
1156/1624	7/25/2003	WD	Q	I	01	100			
GRANTOR: GRESSMAN COLLEEN J									
GRANTEE: GRAUNER WILLIAM H &									

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2006] W24 N10 W24 S10 W14 S32 E32 FOP=[YR=2006] S10 E6 BAS=[YR=2011] E24 N25 W16 S4 W4 S5 W4 S16\$ N10 W6\$ E6 N6 E4 N5 E4 N4 E16 N17\$.												

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