

DOERR ROBERT & CHERIE ET AL/MCNAUGHTON CHAD
55081 WETLAND WAY
CALLAHAN, FL 32011

46-2N-25-197A-0002-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	3	100			
Bathrooms	2	100			
Frame Stories	02	WOOD FRAME 100			
Units	1.	1. 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 08			
NEIGHBORHOOD/LOC	8010	.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,518	100	2001	1,518	190,297
FGR	484	55	2001	266	33,346
FOP	88	30	2001	26	3,260
PTO	260	5	2001	13	1,630
TOTALS	2,350			1,823	228,533

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,823	111.0000	154.29	281,271	2000	2000	0	0	0	18.75	81.25

1 SNGL FAM 100% - 2012 Heated Area: 1518 HX Base Yr 2012

MARKET ADJUSTMENTS

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	228,533		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	293,533		
SOH/AGL Deduction	155,418		
ASSESSED VALUE	138,115		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	86,704		
TOTAL JUST VALUE	293,533		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	288,223		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2497/1523	9/18/2021	WD	U	I	11	100

GRANTOR: DOERR ROBERT & CHERIE
GRANTEE: DOERR ROBERT & CHER
2153/0780 10/16/2017 WD U I 11 100
GRANTOR: DOERR ROBERT & CHERIE
GRANTEE: DOERR ROBERT & CHER

BUILDING NOTES

BAS=[YR=2001] W6 PTO=[YR=2001] N10 W26 S10 E26\$ W49 S38 E14
FOP=[YR=2001] E19 FGR=[YR=2001] E22 N22 W22 S22\$ N7 W4 S3 W15
S4\$ N4 E15 N3 E4 N15 E22 N16\$.

EXTRA FEATURES

55081 WETLAND WAY, CALLAHAN

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	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

TOTAL OB/XF

0

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 0.00

Total Land Value: 65,000

Market: 0

Agricultural: 0

Common: 65,000

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