LOT 1379 (S-1) &
PT OF LOT 1368 (S-2) &
PT OF ABDN R/W

PICKETT AUBREY R & DAYNA A
34246 HONEY BEE LANE
CALLAHAN, FL 32011

2023

02-1N-24-2180-1379-0010

BUILDING CHARACTERISTICS

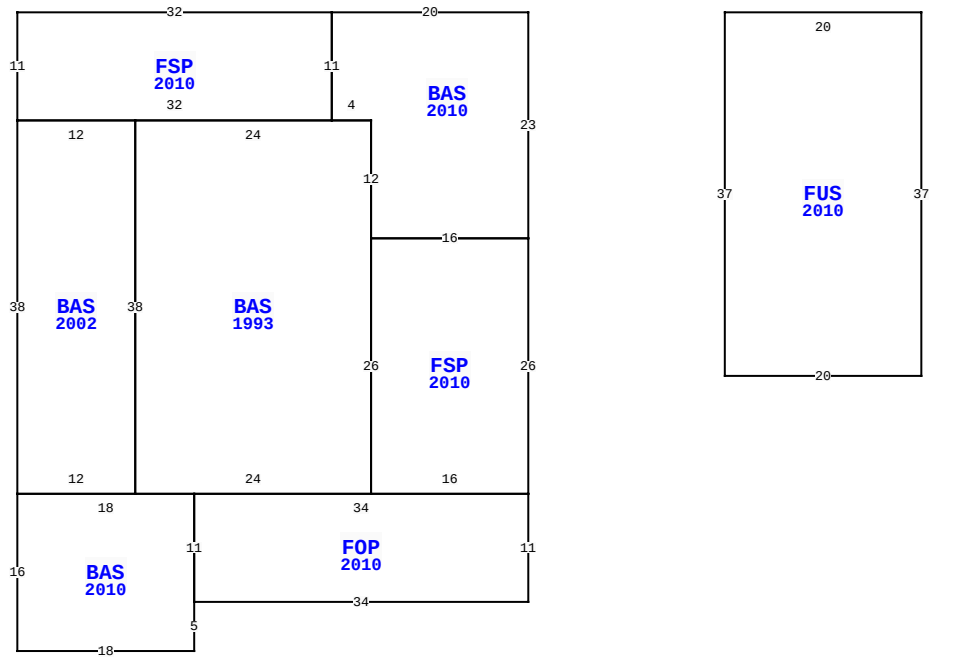
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	912	72,048
BAS	456	100	456	36,024
BAS	288	100	288	22,752
BAS	412	100	412	32,548
FOP	374	30	112	8,848
FSP	352	40	141	11,139
FSP	416	40	166	13,114
FUS	740	100	740	58,460
TOTALS	3,950		3,227	254,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,227	101.2000	91.33	294,722	1970	1994	0	0	0	13.50	86.50

1 SINGLE FAM – 100% - 2003 Heated Area: 2808 HX Base Yr 2003



34246 HONEY BEE DR, CALLAHAN

BLD DATE	06/02/2009 JH	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		254,935
TOTAL MARKET OB/XF VALUE		16,864
TOTAL LAND VALUE - MARKET		173,680
TOTAL MARKET VALUE		445,479
SOH/AGL Deduction		248,246
ASSESSED VALUE		197,233
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		147,233
TOTAL JUST VALUE		445,479
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P14169	PLUMBING	0	03/01/2010
R12247	REPAIR/RRF	8,000	01/01/2010
B23147	ADDITION	248,859	12/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1076/0467	8/21/2002	QC	U	I	01	100

GRANTOR: HIGGINBOTHAM HENRY &
GRANTEE: PICKETT AUBREY R &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W20 FSP=[YR=2010] W32 S11 BAS=[YR=2002] S38 BAS=[YR=2010] S16 E18 N5 FOP=[YR=2010] E34 N11 FSP=[YR=2010] N26 W16 BAS=[YR=1993] N12 W24 S38 E24 N26$ S26 E16$ W34 S11$ N11 W18$ E12 N38 W12$ E32 N11$ S11 E4 S12 E16 N23$ PTR= E20 FUS=[YR=2010] E20 S37 W20 N37$ S37 E20 N37 W40$.

EXTRA FEATURES

LN	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
1	0200	BARN WD 0-	0	100	35	32	1,120.00	SF	20.00	20.00	100	1985	1985	3	20	4,480	
7	0680	POLE SHED	0	100	32	12	384.00	SF	5.00	5.00	100	1990	1990	3	20	384	
8	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	
9	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 16,864

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	000115	C	SFR ACRES	100			0.00	0.00	8.98	AC		1.00	1.00	1.00	16,000.00	16,000.00	143,680							

REVIEW DATE 01/29/2019 BY TWA Total Acres: 9.98 Total Land Value: 173,680 Market: 0 Agricultural: 0 Common: 173,680 PRINTED 08/02/2023 BY SYS