

LOT 46 (EX S-1)
IN OR 1243/1860
EX R/W OR 972/780

WONG PETER JOEL
447078 US HWY 301
CALLAHAN, FL 32011

2023

11-1N-24-2180-0046-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,899	100	1,899	175,737
FEP	120	80	96	8,884
FSP	105	40	42	3,887
UGR	609	45	274	25,357
UOP	200	20	40	3,702

TOTALS	2,933		2,351	217,566
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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0510	GARAGE WD -	0	0	46	48	
2	0500	FP-PRE FAB	0	0	0	0	
6	0810	CONCRETE A	0	0	0	0	
7	0812	CONCRETE C	0	0	119	46	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000115	C	SFR ACRES	0	000

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,351	101.8710	120.97	284,400	1940	1985	0	0	0	23.50	76.50	
1 SNGL FAM - 0% - 0 Heated Area: 1899 HX Base Yr													

447078 US HWY 301, CALLAHAN	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		217,566	
TOTAL MARKET OB/XF VALUE		9,161	
TOTAL LAND VALUE - MARKET		81,250	
TOTAL MARKET VALUE		307,977	
SOH/AGL Deduction		94,767	
ASSESSED VALUE		213,210	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		213,210	
TOTAL JUST VALUE		307,977	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		236,605	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8677	REPAIR/RRF	1,500	02/08/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1243/1860	7/08/2004	WD	U	I	01	150,000	
GRANTOR: LAKHAN ANDREW L & NAZ							
GRANTEE: WONG PETER JOEL							
1218/0117	3/26/2004	WD	Q	I		195,000	
GRANTOR: PINA LINDA							
GRANTEE: LAKHAN ANDREW L & N							

BUILDING NOTES													

BUILDING DIMENSIONS													
UGR=[YR=1993] W21 BAS=[YR=1993] W49 FEP=[YR=1993] W10 S12 E10 N12\$ S12 W10 S11 UOP=[YR=1993] W10 S20 E10 N20\$ S20 E22 N9 FSP=[YR=2016] E21 N5 W21 S5\$ N5 E37 N29\$ S29E21 N29 \$.													