LOTS 6 & 5
CALLAHAN PINES PB 5/285-286

MATTEY ALEXIS R
45215 GAIL DRIVE
CALLAHAN, FL 32011

2023

13-2N-24-0212-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

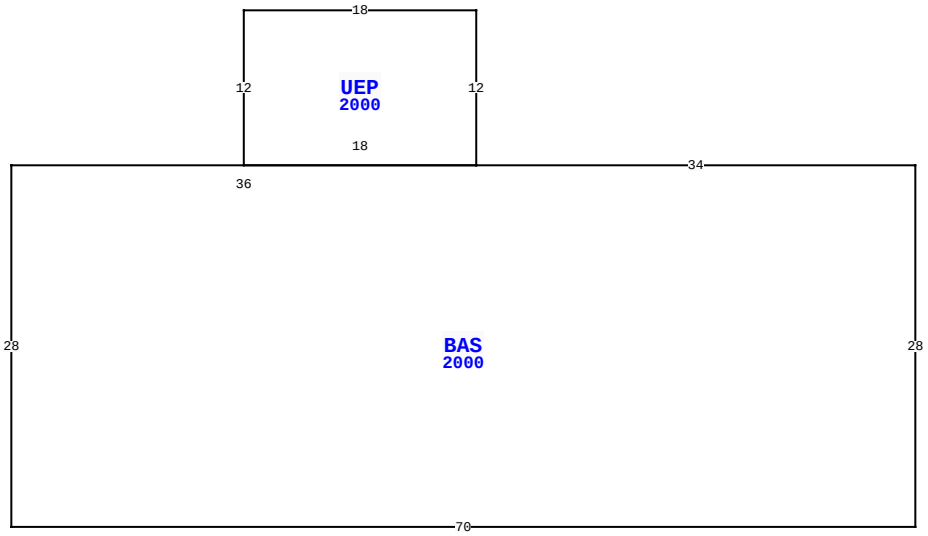
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,960	100	1,960	197,812
UEP	216	60	130	13,120
TOTALS	2,176		2,090	210,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,090	92.8800	110.30	230,527	2000	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2022 Heated Area: 1960 HX Base Yr 2022



45215 GAIL DR, CALLAHAN

BLD DATE		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		210,932
TOTAL MARKET OB/XF VALUE		1,116
TOTAL LAND VALUE - MARKET		62,400
TOTAL MARKET VALUE		274,448
SOH/AGL Deduction		40,117
ASSESSED VALUE		234,331
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		184,331
TOTAL JUST VALUE		274,448
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007740	XFOB	13,563	11/01/2000
E985098	NEW CONSTR	0	08/01/1998
B951655	NEW CONSTR	62,552	02/01/1995
8534	MH MOVE-ON	2,500	05/08/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2377/1521	7/10/2020	WD	Q	I	01	195,000
GRANTOR: PERKINS LORENZO &						
GRANTEE: MATTEY ALEXIS R						
1415/1371	5/30/2006	WD	Q	I		205,000
GRANTOR: OSTERHOUT DELBERT L &						
GRANTEE: PERKINS LORENZO & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W34 UEP=[YR=2000] N12 W18 S12 E18$ W36 S28 E70 N28$.

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	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2006	2006	3	31	1,116	

LAND DESCRIPTION

TOTAL OB/XF 1,116

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	0006	OR	0.00	0.00	2.08	AC		1.00	1.00	1.00	30,000.00	30,000.00	62,400							

REVIEW DATE 06/01/2022 BY TWA Total Acres: 2.08 Total Land Value: 62,400 Market: 0 Agricultural: 0 Common: 62,400 PRINTED 08/02/2023 BY SYS