LOTS 85 THRU 88 & 100 THRU 103
TOWN OF CRAWFORD S/D IN
SEC 14-1N-24E

PICKETT AUBREY
34014 PICKETT FAMILY CT
CALLAHAN, FL 32011

**2023**

**14-1N-24-2180-0087-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| 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 |
| Quality | 03 | Quality Level 03 |

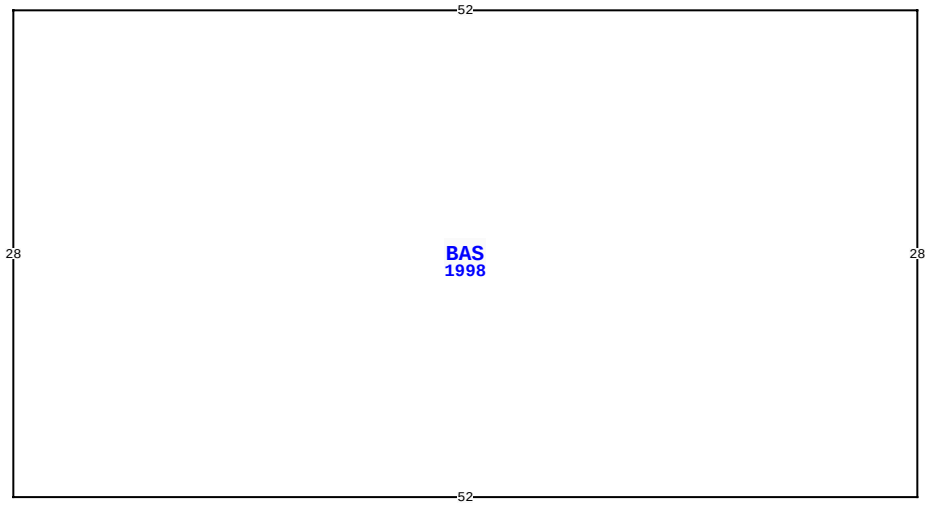
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,456 | 100 | 1,456 | 29,244 |
| TOTALS | 1,456 | | 1,456 | 29,244 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | PD | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,456 | 123.6000 | 80.34 | 116,975 | 1985 | 1990 | 0 | 0 | 25 | 70.00 | 25.00 |

1 M/H 93- – 100% - 2021 Heated Area: 1456 HX Base Yr 2021




34014 PICKETT FAMILY CT, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 29,244 |
| TOTAL MARKET OB/XF VALUE | | 1,078 |
| TOTAL LAND VALUE - MARKET | | 23,760 |
| TOTAL MARKET VALUE | | 54,082 |
| SOH/AGL Deduction | | 9,020 |
| ASSESSED VALUE | | 45,062 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 20,062 |
| TOTAL JUST VALUE | | 54,082 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 43,750 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2417/0240 | 12/15/2020 | QC | U | I | 11 | 100 |
| GRANTOR: WILSON MICHAEL GUARDI | | | | | | |
| GRANTEE: PICKETT AUBREY | | | | | | |
| 2417/0238 | 12/14/2020 | QC | U | I | 11 | 100 |
| GRANTOR: PICKETT RYAN | | | | | | |
| GRANTEE: PICKETT AUBREY | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1998] W52 S28 E52 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0350 | CARPORT WD | 0 | 100 | 24 | 24 | 576.00 | SF | 9.36 | 9.36 | 100 | 2000 | 2000 | 3 | 20 | 1,078 | |

### LAND DESCRIPTION

TOTAL OB/XF 1,078

| 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 | 000102 | C | SFR/MH | 100 | 0004 | OR | 0.00 | 0.00 | 0.99 | AC | | 1.00 | 1.00 | 0.80 | 30,000.00 | 24,000.00 | 23,760 | | | | | | | |

REVIEW DATE 09/09/2021 BY TW Total Acres: 0.99 Total Land Value: 23,760 Market: 0 Agricultural: 0 Common: 23,760 PRINTED 08/02/2023 BY SYS