BEING SUBLOT 4 S1/2 OF NW1/4
IN OR 91/564 & EX OR 419/59
EX R/W CASE 02-117-CA

ROGERS BILLY N
450807 SR 200
CALLAHAN, FL 32011

2023

14-2N-25-0000-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

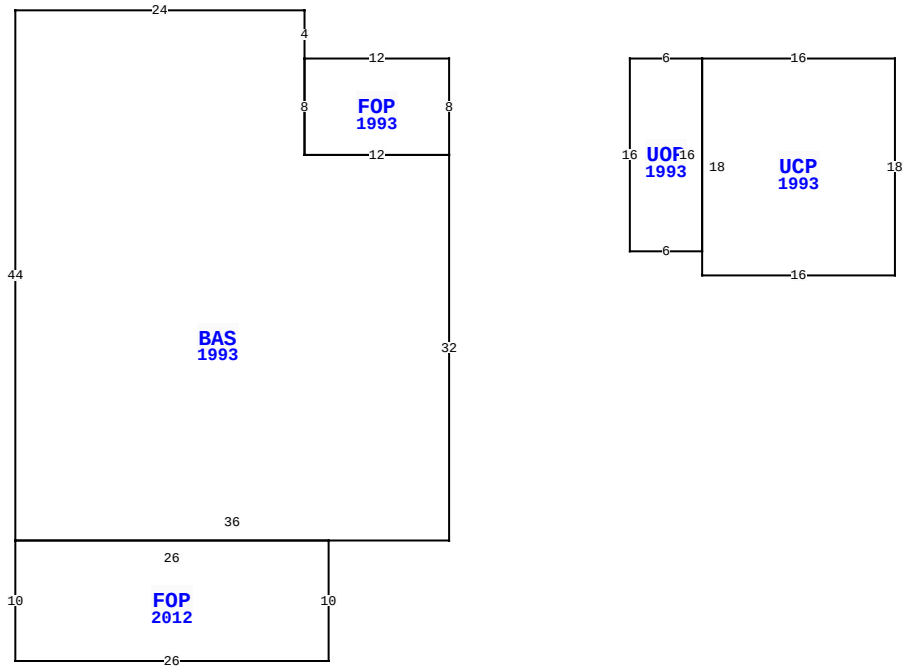
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	76,631
FOP	96	30	29	1,543
FOP	260	30	78	4,151
UCP	288	20	58	3,087
UOP	96	20	19	1,011
TOTALS	2,180		1,624	86,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,624	95.8800	86.53	140,525	1960	1960	0	0	0	38.50	61.50

1 SINGLE FAM – 100% - 0 Heated Area: 1440 HX Base Yr



450807 SR 200, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		86,423
TOTAL MARKET OB/XF VALUE		14,968
TOTAL LAND VALUE - MARKET		55,300
TOTAL MARKET VALUE		156,691
SOH/AGL Deduction		72,070
ASSESSED VALUE		84,621
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		29,621
TOTAL JUST VALUE		156,691
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006083	CARPORT	60,011	05/12/2021
B10550	XFOB	2,600	12/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0091/0564	1/01/1969	TA	U	I		8,900

GRANTOR: PITTMAN KENNETH C & L

GRANTEE: ROGERS BILLY N & MA

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W12 BAS=[YR=1993] N4 W24 S44 FOP=[YR=2012] S10 E26 N10 W26 $ E36 N32 W12 N8 $ S8 E12 N8 $ PTR= E15 UOP=[YR=1993] E6 UCP=[YR=1993] E16 S18 W16 N18 $ S16 W6 N16 $ W15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	0940	SHEDS/PORT	0	100	0	0	256.00	SF	20.10	20.10	100	1980	1980	3	20	1,029	
3	0680	POLE SHED	0	100	0	0	160.00	SF	10.00	10.00	100	1980	1980	3	20	320	
4	0680	POLE SHED	0	100	0	0	176.00	SF	10.00	10.00	100	1980	1980	3	20	352	
5	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2008	2008	3	40	1,600	
6	0940	SHEDS/PORT	0	100	8	20	160.00	SF	30.00	30.00	100	2008	2008	3	40	1,920	
7	0351	CARPORT MT	0	100	30	40	1,200.00	SF	6.90	6.90	100	2021	2021	3	97	8,032	

LAND DESCRIPTION

TOTAL OB/XF 14,968

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	0004	OR	0.00	0.00	1.58	AC		1.00	1.00	1.00	35,000.00	35,000.00	55,300							

REVIEW DATE 12/14/2021 BY KB Total Acres: 1.58 Total Land Value: 55,300 Market: 0 Agricultural: 0 Common: 55,300 PRINTED 08/02/2023 BY SYS