

IN OR 2613/1263
SUB LOT 6 IN S1/2 OF NW1/4
EX R/W OR 1119/403

NETTLES MISTY A & AL W JR/ARMSTRONG MARILYN C
450829 SR 200
CALLAHAN, FL 32011

2023

14-2N-25-0000-0013-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	0	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,790	100	2,790	248,964
FGR	506	55	278	24,807
FOP	14	30	4	357
PTO	350	5	18	1,606
UDU	132	55	73	6,514

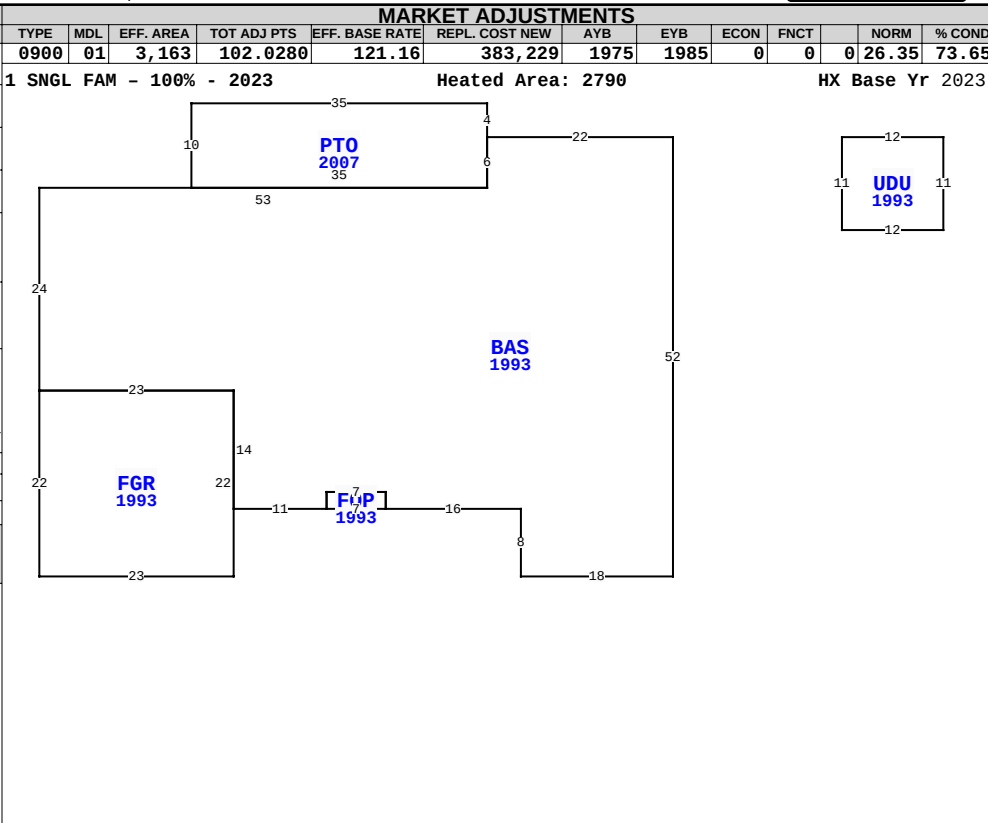
TOTALS	3,792		3,163	282,248
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EXTRA FEATURES

L N	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	0812	CONCRETE C	0	100	0	0	3,309.00	SF	4.00	4.00	100	1980	1980	3	35	4,633	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	38	1,330	
3	0861	POOL GUNIT	0	100	29	20	580.00	SF	85.00	85.00	100	1980	1980	3	20	9,860	
5	0845	KOOL DECK	0	100	0	0	1,434.00	SF	7.25	7.25	100	1993	1993	3	68	7,070	
6	0811	CONCRETE B	0	100	26	55	1,430.00	SF	5.20	5.20	100	1993	1993	3	68	5,056	
7	1129	STONE 8"	0	100	0	0	360.00	SF	15.75	15.75	100	1993	1993	3	90	5,103	
8	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1993	1993	3	20	40	
9	0940	SHEDS/PORT	0	100	0	0	300.00	SF	30.00	30.00	100	2009	2009	3	45	4,050	
10	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2009	2009	3	45	864	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		OR	0.00	0.00	1.58	AC		1.00	1.00	1.00	35,000.00	35,000.00	55,300							



450829 SR 200, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

L N	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	0812	CONCRETE C	0	100	0	0	3,309.00	SF	4.00	4.00	100	1980	1980	3	35	4,633	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	38	1,330	
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TOTAL OB/XF 38,006

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		OR	0.00	0.00	1.58	AC		1.00	1.00	1.00	35,000.00	35,000.00	55,300							

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		282,248
TOTAL MARKET OB/XF VALUE		38,006
TOTAL LAND VALUE - MARKET		55,300
TOTAL MARKET VALUE		375,554
SOH/AGL Deduction		108,310
ASSESSED VALUE		267,244
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		217,244
TOTAL JUST VALUE		375,554
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7089	REPAIR/RRF	6,500	03/18/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2619/0754	9/12/2022	QC	U	I	11	100
GRANTOR: ARMSTRONG RICKEY H &						
GRANTEE: NETTLES MISTY A & A						
2613/1263	1/12/2023	QC	U	I	11	450,000
GRANTOR: ARMSTRONG RICKEY H &						
GRANTEE: NETTLES MISTY A & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 PT0=[YR=2007] N4 W35 S10 E35 N6\$ S6 W53 S24
FGR=[YR=1993] S22 E23 N22W23\$ E23 S14 E11 FOP=[YR=1993] E7 N2
W7S2\$ N2E7 S2 E16 S8 E18 N52\$ PTR= E20 UDU=[YR=1993] E12 S11
W12 N11\$ W20\$.