PT OF S1/2 OF NW1/4
IN OR 780 PG 93
PARCELS 14 & 14-4

PATTERSON BOBBY G & JENNIFER
450855 SR 200
CALLAHAN, FL 32011

**2023**

**14-2N-25-0000-0014-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 02 | WALL BD/WD 70 |
| Interior Wall | 04 | PLYWOOD 30 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| 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 |

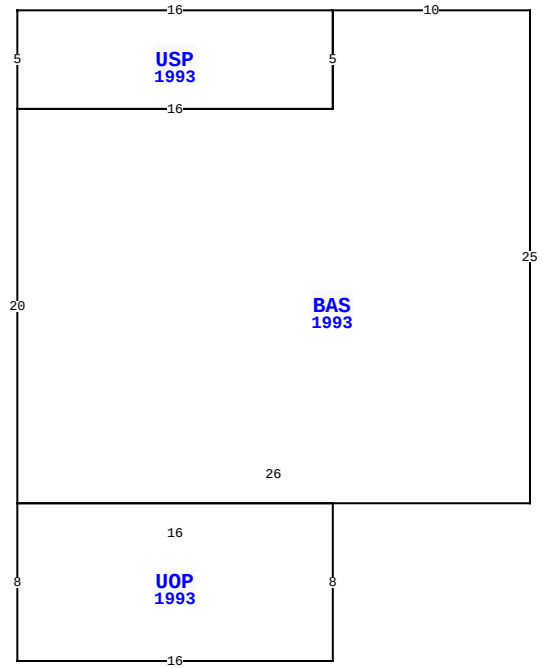
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8026.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 570 | 100 | 570 | 39,977 |
| UOP | 128 | 20 | 26 | 1,824 |
| USP | 80 | 30 | 24 | 1,683 |
| TOTALS | 778 | | 620 | 43,484 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 620 | 100.6000 | 90.79 | 56,290 | 1940 | 1960 | 0 | 0 | 0 | 22.75 | 77.25 |

1 SINGLE FAM – 0% - 1997 Heated Area: 570 HX Base Yr 1997




450849 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 | | 143,547 |
| TOTAL MARKET OB/XF VALUE | | 14,393 |
| TOTAL LAND VALUE - MARKET | | 57,890 |
| TOTAL MARKET VALUE | | 215,830 |
| SOH/AGL Deduction | | 87,122 |
| ASSESSED VALUE | | 128,708 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 78,708 |
| TOTAL JUST VALUE | | 215,830 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 184,750 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH3992 | MH MOVE-ON | 0 | 11/01/2002 |
| P6219 | NEW CONSTR | 0 | 11/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0780/0093 | 12/19/1996 | WD | Q | I | | 100,000 |
| GRANTOR: CARDEN THOMAS M | | | | | | |
| GRANTEE: PATTERSON BOBBY & J | | | | | | |
| 0608/1064 | 10/01/1990 | QC | U | V | 10 | 1,000 |
| GRANTOR: CSX TRANSPORTATION | | | | | | |
| GRANTEE: ARMSTONG JOHN & BAR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W10 USP=[YR=1993] W16 S5 E16 N5$ S5 W16 S20
UOP=[YR=1993] S8 E16 N8 W16$ E26N25$.

## 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 | 0510 | GARAGE WD- | 0 | 100 | 24 | 36 | 864.00 | SF | 35.00 | 35.00 | 100 | 1975 | 1975 | 3 | 20 | 6,048 | |
| 2 | 0680 | POLE SHED | 0 | 100 | 12 | 36 | 432.00 | SF | 10.00 | 10.00 | 100 | 1975 | 1975 | 3 | 20 | 864 | |
| 3 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1980 | 1980 | 3 | 49 | 980 | |
| 5 | 0940 | SHEDS/PORT | 0 | 100 | 8 | 10 | 80.00 | SF | 21.30 | 21.30 | 100 | 1995 | 1995 | 3 | 20 | 341 | |
| 6 | 0751 | UOP | 0 | 0 | 10 | 8 | 80.00 | SF | 10.00 | 10.00 | 100 | 1990 | 1990 | 3 | 20 | 160 | |
| 7 | 0936 | SEPTC TANK | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2003 | 2003 | 3 | 100 | 6,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 14,393

| 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 | | OR | 0.00 | 0.00 | 1.65 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 57,890 | | | | | | | |

REVIEW DATE 08/14/2018 BY KBA Total Acres: 1.65 Total Land Value: 57,890 Market: 0 Agricultural: 0 Common: 57,890 PRINTED 08/02/2023 BY SYS

PT OF S1/2 OF NW1/4
IN OR 780 PG 93
PARCELS 14 & 14-4

PATTERSON BOBBY G & JENNIFER
450855 SR 200
CALLAHAN, FL 32011

**2023**

**14-2N-25-0000-0014-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

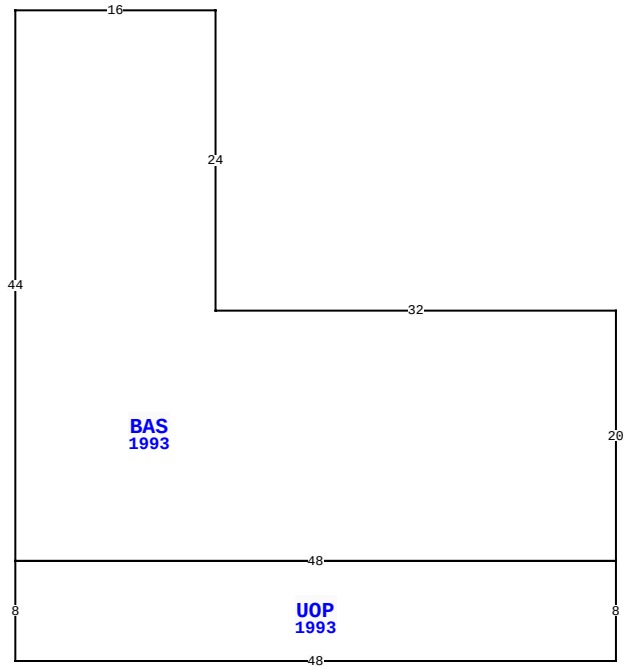
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 1,344 | 100 | 1,344 | 94,641 |
| UOP | 384 | 20 | 77 | 5,422 |
| TOTALS | 1,728 | | 1,421 | 100,063 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,421 | 94.0000 | 84.84 | 120,558 | 1960 | 1983 | 0 | 0 | 0 | 17.00 | 83.00 |

2 SINGLE FAM – 100% - 1997 Heated Area: 1344 HX Base Yr 1997




450849 SR 200, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

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| Tax Group: 6 | Tax Dist: | |
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| TOTAL MARKET VALUE | | 215,830 |
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| ASSESSED VALUE | | 128,708 |
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| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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|---|---|---|---|---|---|---|
| 0780/0093 | 12/19/1996 | WD | Q | I | | 100,000 |
| GRANTOR: CARDEN THOMAS M | | | | | | |
| GRANTEE: PATTERSON BOBBY & J | | | | | | |
| 0608/1064 | 10/01/1990 | QC | U | V | 10 | 1,000 |
| GRANTOR: CSX TRANSPORTATION | | | | | | |
| GRANTEE: ARMSTONG JOHN & BAR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W32 N24 W16 S44 UOP=[YR=1993] S8 E48 N8 W48$
E48 N20 $.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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