LOT 6 EX S-1
EX R/W CASE #03-64-CA
PITTMAN ACRES PB 4/8

FUQUA PATRICIA
450691 SR 200
CALLAHAN, FL 32011

2023

15-2N-25-2980-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

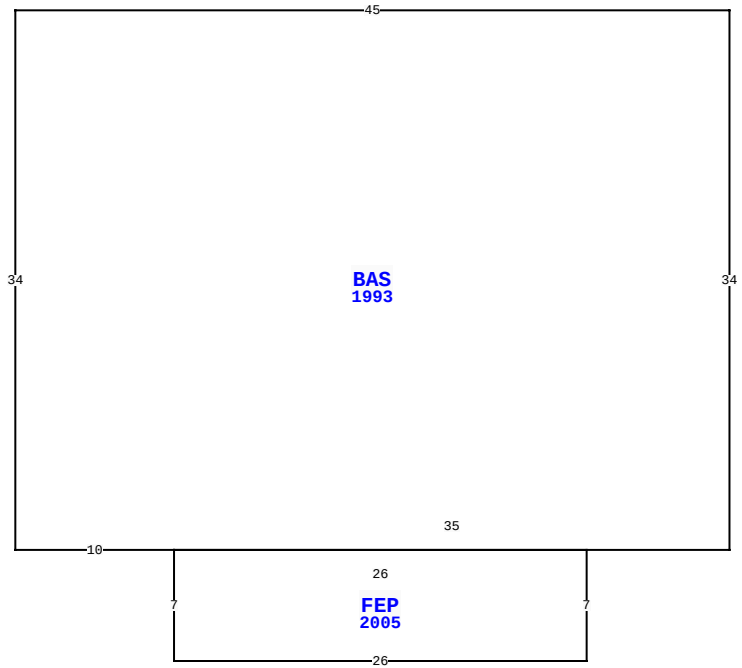
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,530	100	1,530	112,673
FEP	182	80	146	10,752
TOTALS	1,712		1,676	123,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,676	114.6000	103.43	173,349	1977	1979	0	0	0	28.80	71.20

1 SINGLE FAM – 100% - 1997 Heated Area: 1530 HX Base Yr 1997



450691 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		123,424
TOTAL MARKET OB/XF VALUE		5,270
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		163,694
SOH/AGL Deduction		74,233
ASSESSED VALUE		89,461
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		39,461
TOTAL JUST VALUE		163,694
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2366/1451	6/05/2020	FJ	U	I	11	0
GRANTOR: FUQUA MICHAEL L EST						
GRANTEE: FUQUA PATRICIA						
2360/0323	4/27/2020	FJ	U	I	11	0
GRANTOR: FUQUA MICHAEL L EST						
GRANTEE: FUQUA PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 S34 E10 FEP=[YR=2005] S7 E26 N7 W26$ E35 N34$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1977	1977	3	42	840	
2	0810	CONCRETE A	0	100	8	28	224.00	SF	6.50	6.50	100	1977	1977	3	29	422	
3	0511	GARAGE CB-	0	100	16	12	192.00	SF	12.00	12.00	100	1977	1977	3	29	668	
4	0510	GARAGE WD-	0	100	12	56	672.00	SF	24.85	24.85	100	1973	1973	3	20	3,340	

LAND DESCRIPTION

TOTAL OB/XF 5,270

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	000100	C	SFR	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 08/03/2018 BY KBX Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS