LOTS 13 14 & 15
IN OR 717/1130
ESMT IN OR 717/1136

SMITH BERTIE L/
450651 STATE ROAD 200
CALLAHAN, FL 32011

2023

15-2N-25-2980-0013-0000

BUILDING CHARACTERISTICS

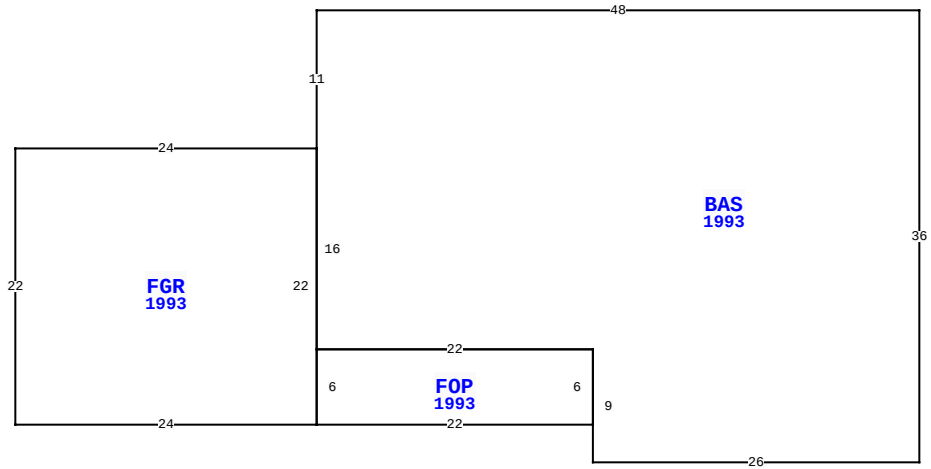
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	137,104
FGR	528	55	290	25,987
FOP	132	30	40	3,585
TOTALS	2,190		1,860	166,675

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,860	109.3680	129.87	241,558	1974	1980	0	0	0	31.00	69.00

1 SNGL FAM – 100% - 1995 Heated Area: 1530 HX Base Yr 1995



450651 SR 200, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		166,675
TOTAL MARKET OB/XF VALUE		3,530
TOTAL LAND VALUE - MARKET		96,600
TOTAL MARKET VALUE		266,805
SOH/AGL Deduction		146,056
ASSESSED VALUE		120,749
TOTAL EXEMPTION VALUE	HX HB SL	120,749
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		266,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,965

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006423	REPAIR/RRF	11,229	10/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0717/1130	11/03/1994	WD	Q	I		90,000
GRANTOR: STETTNER ALBERT L & C						
GRANTEE: SMITH HAROLD A & BE						
0509/0386	1/27/1987	WD	Q	I		87,000
GRANTOR: BURNS GERALD L						
GRANTEE: STETTNER ALBERT JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S11 FGR=[YR=1993] W24 S22 E24N22$ S16
FOP=[YR=1993] S6 E22 N6 W22$ E22 S9 E26 N36$.

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
2	0680	POLE SHED	0	100	0	0	726.00	SF	12.50	12.50	100	1980	1980	3	20	1,815	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	

LAND DESCRIPTION

TOTAL OB/XF 3,530

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	0004	OR	0.00	0.00	2.76	AC		1.00	1.00	1.00	35,000.00	35,000.00	96,600							

REVIEW DATE 08/03/2018 BY KBX Total Acres: 2.76 Total Land Value: 96,600 Market: 0 Agricultural: 0 Common: 96,600 PRINTED 08/02/2023 BY SYS