

PARK AUSTIN & KATELYN
450611 STATE ROAD 200
CALLAHAN, FL 32011

15-2N-25-2980-0021-0010

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

20FACE BRICK 80
31HARDIE BRD 20
03GABLE/HIP 100
03COMP SHNGL 100
05DRYWALL 100
13LVT/LAMMT 60
14CARPET 40
03CENTRAL 100
04AIR DUCTED 100
4100
3.5100
02WOOD FRAME 100
2.100
0100
06DIST 1D 100
00NONE 100

04Quality Level 04
0100SINGLE FAMILY
MAP NUMMKT AREA08
NEIGHBORHOOD/LOC8026.00
AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE
BAL25215384,858
BAS1,2251001,225156,621
FGR7755542654,466
FOP14530445,625
FUS31010031039,635
FUS58810058875,178
STP66107895
TOTALS3,3612,638337,277

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNC

NORM

% COND

0900012,638113.0976134.30354,28319792015004.8095.20

1 SNGL FAM - 100% - 2023Heated Area: 2123HX Base Yr 2023

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

450611 SR 200, CALLAHAN

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10812CONCRETE C010000225.00SF4.004.0010019801980335315

20812CONCRETE C0100001,250.00SF4.004.00100198019803351,750

30500FP-PRE FAB0100001.00UT3,500.003,500.00100198019803491,715

40812CONCRETE C010000830.00SF4.004.00100198319833441,461

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR10000040.000.001.56AC1.001.000.7535,000.0026,250.0040,950

REVIEW DATE10/03/2022BYKBA

Total Acres: 1.56Total Land Value: 40,950Market: 0Agricultural: 0Common: 40,950PRINTED 08/02/2023 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE337,277

TOTAL MARKET OB/XF VALUE5,241

TOTAL LAND VALUE - MARKET40,950

TOTAL MARKET VALUE383,468

SOH/AGL Deduction0

ASSESSED VALUE383,468

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE333,468

TOTAL JUST VALUE383,468

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE248,555

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVALUERSNCD SALE PRICE

2580/06577/08/2022WDQI01415,000

GRANTOR: BEGLEY ANDREW

GRANTEE: PARK AUSTIN & KATEL

2447/17003/31/2021WDQI01289,000

GRANTOR: VAN LOOVEN GARY PAUL

GRANTEE: BEGLEY ANDREW

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W25 S25 FOP=[YR=1993] W29 S5 BAS=[YR=1993] W29 S25 E27 STP=[YR=1993] S6 E11 N6 W11\$ E22 N25 W20\$ E29 N5\$ S6 E25 N31\$ PTR=E15 FUS=[YR=1993] E49 S12 W49 N12\$ W15\$ PTR=N25 BAL=[YR=2017] N14 W2 FUS=[YR=1993] N31 W10 S31 E10\$ W13 S11 W14 S3 E29\$ S25\$.