PT SE1/4 OF SW1/4
IN OR 2605/1422

HORTON FAMILY TRUST/HORTON SUZANNE MARIE S TRUSTEE
45151 HERITAGE PLACE
CALLAHAN, FL 32011

2023

16-2N-25-0000-0008-0000

BUILDING CHARACTERISTICS

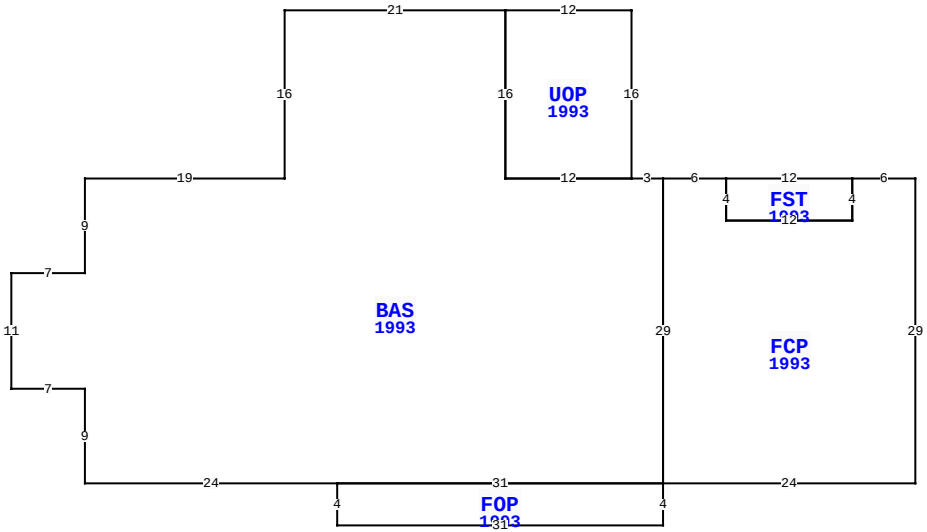
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,008	100	2,008	157,715
FCP	648	25	162	12,724
FOP	124	30	37	2,906
FST	48	55	26	2,042
UOP	192	20	38	2,985
TOTALS	3,020		2,271	178,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,271	130.8692	118.11	268,228	1962	1975	0	0	0	33.50	66.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2008 HX Base Yr 2023



45151 HERITAGE PL, 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		178,372
TOTAL MARKET OB/XF VALUE		5,465
TOTAL LAND VALUE - MARKET		56,350
TOTAL MARKET VALUE		240,187
SOH/AGL Deduction		84,562
ASSESSED VALUE		155,625
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		105,625
TOTAL JUST VALUE		240,187
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3145	N/A	9,700	07/10/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2605/1422	11/21/2022	WD	Q	I	01	300,000
GRANTOR: JONES GREGORY S & MEL						
GRANTEE: HORTON FAMILY TRUST						
2038/1916	3/29/2016	WD	U	I	11	100
GRANTOR: JONES LAURA LOUELLA A						
GRANTEE: JONES LAURA LOUELLA						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W6 FST=[YR=1993] W12 S4 E12 N4 $ S4 W12 N4 W6 BAS=[YR=1993] W3 UOP=[YR=1993] N16 W12 S16 E12 $ W12 N16 W21 S16 W19 S9 W7 S11 E7 S9 E24 FOP=[YR=1993] S4 E31 N4 W31 $ E31 N29 $ S29 E24 N29 $.

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	0810	CONCRETE A	0	100	12	7	84.00	SF	6.50	6.50	100	1970	1970	3	22	120	
2	0510	GARAGE WD-	0	100	24	16	384.00	SF	14.00	14.00	100	1970	1970	3	20	1,075	
3	0681	POLE SHED	0	100	20	20	400.00	SF	15.00	15.00	100	1987	1987	3	20	1,200	
4	0825	BRICK	0	100	12	8	96.00	SF	12.50	12.50	100	1980	1980	3	75	900	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	

LAND DESCRIPTION

TOTAL OB/XF 5,465

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	0005	OR	0.00	0.00	1.61	AC		1.00	1.00	1.00	35,000.00	35,000.00	56,350							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.61 Total Land Value: 56,350 Market: 0 Agricultural: 0 Common: 56,350 PRINTED 08/02/2023 BY SYS