IN OR 742 PG 535

WILLIAMS PATRICIA
45472 HILL ROAD
CALLAHAN, FL 32011

2023

19-2N-25-0000-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 08

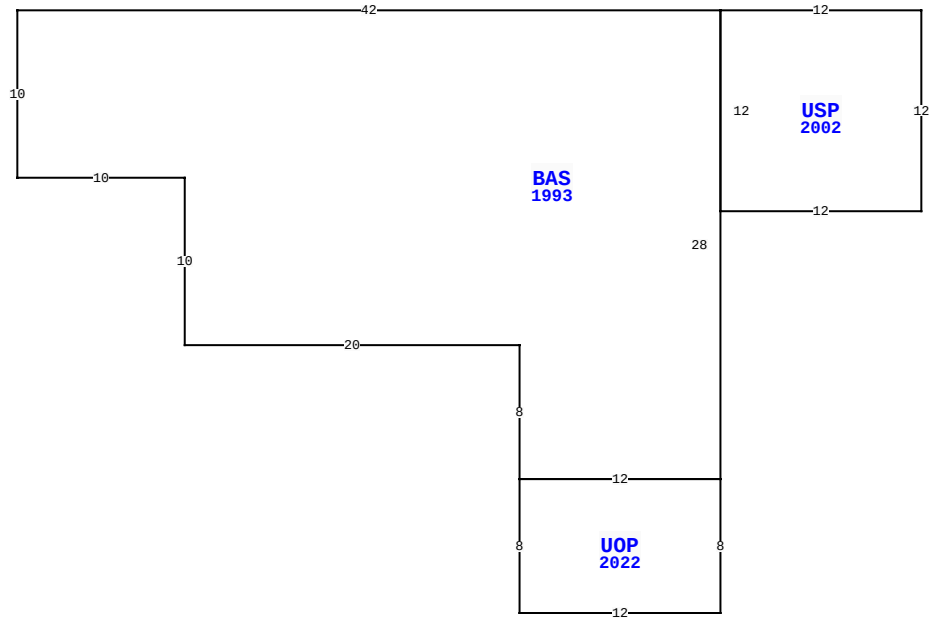
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	836	100	836	73,485
UOP	96	20	19	1,670
USP	144	30	43	3,780
TOTALS	1,076		898	78,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	898	116.6400	105.27	94,532	1970	1985	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 1996 Heated Area: 836 HX Base Yr 1996



45472 HILL RD, 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		78,934
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		29,400
TOTAL MARKET VALUE		108,334
SOH/AGL Deduction		64,023
ASSESSED VALUE		44,311
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,311
TOTAL JUST VALUE		108,334
NCON VALUE		2,330
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001726	REPAIR/RRF	10,550	03/01/2018
M8134	H/AC	0	04/01/2004
E11914	CHNGE SRVC	446	10/01/2003
B00	REMODEL	5,360	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0742/0535	10/24/1995	WD	U	I	06	30,800
GRANTOR: JIM WALTER HOMES INC						
GRANTEE: WILLIAMS PATRICIA						
0742/0531	10/24/1995	WD	U	V	06	500
GRANTOR: MID STATE II						
GRANTEE: JIM WALTER HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2002] W12 BAS=[YR=1993] W42 S10 E10 S10 E20 S8
UOP=[YR=2022] S8 E12 N8 W12$ E12 N28$ S12 E12 N12$.

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
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	0.84	AC		1.00	1.00	1.00	35,000.00	35,000.00	29,400							

REVIEW DATE 10/12/2022 BY KW Total Acres: 0.84 Total Land Value: 29,400 Market: 0 Agricultural: 0 Common: 29,400 PRINTED 08/02/2023 BY SYS