PT OF GOV LOT 1 PAR 25 & 24-2
IN OR 4 PG 580 & OR 419 PG 196
ESMT IN OR 2651-1790

TAYLOR ERNESTINE
45206 ROBERTS RD
CALLAHAN, FL 32011

2023

19-2N-25-0000-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

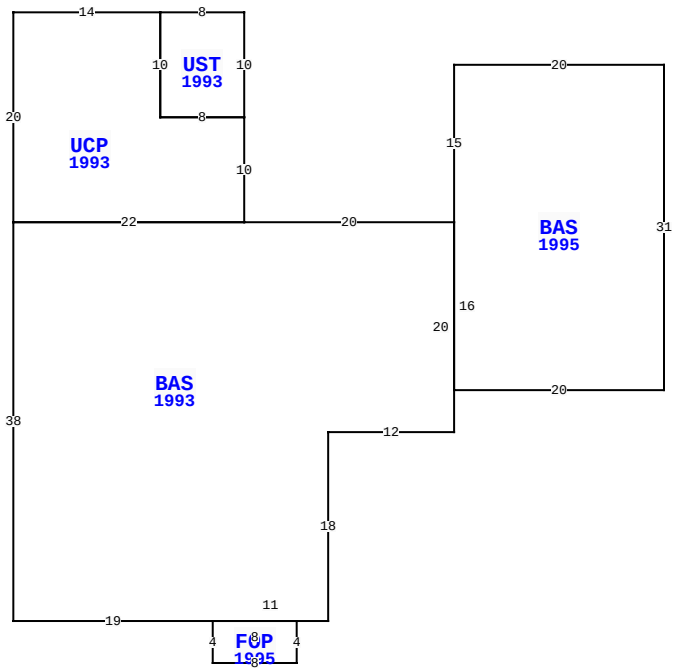
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	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	1,380	100	1,380	88,318
BAS	620	100	620	39,679
FOP	32	30	10	640
UCP	360	20	72	4,608
UST	80	45	36	2,304
TOTALS	2,472		2,118	135,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,118	105.8400	95.52	202,311	1962	1962	0	0	0	33.00	67.00

1 SINGLE FAM – 100% - 0 Heated Area: 2000 HX Base Yr



45206 ROBERTS RD, 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		135,548
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		34,650
TOTAL MARKET VALUE		170,198
SOH/AGL Deduction		94,776
ASSESSED VALUE		75,422
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		25,422
TOTAL JUST VALUE		170,198
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E951788	ADDITION	0	04/01/1995
B941349	ADDITION	21,875	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W20 S15 BAS=[YR=1993] W20 UCP=[YR=1993] N10
UST=[YR=1993] N10 W8 S10 E8$ W8 N10 W14 S20 E22$ W22 S38 E19
FOP=[YR=1995] S4 E8 N4 W8$ E11 N18 E12 N20$ S16 E20 N31$.

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	0006	OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	17,500							
2	000115	C	SFR ACRES	100	0006		0.00	0.00	0.49	AC		1.00	1.00	1.00	35,000.00	35,000.00	17,150							

REVIEW DATE 12/03/2019 BY TWA Total Acres: 0.99 Total Land Value: 34,650 Market: 0 Agricultural: 0 Common: 34,650 PRINTED 08/02/2023 BY SYS