PT OF SW1/4
IN OR 926/73
EX R/W OR 677/238

WRIGHT SIDNEY
45092 MORGAN CIR
CALLAHAN, FL 32011

2023

19-2N-25-0000-0033-0220

BUILDING CHARACTERISTICS

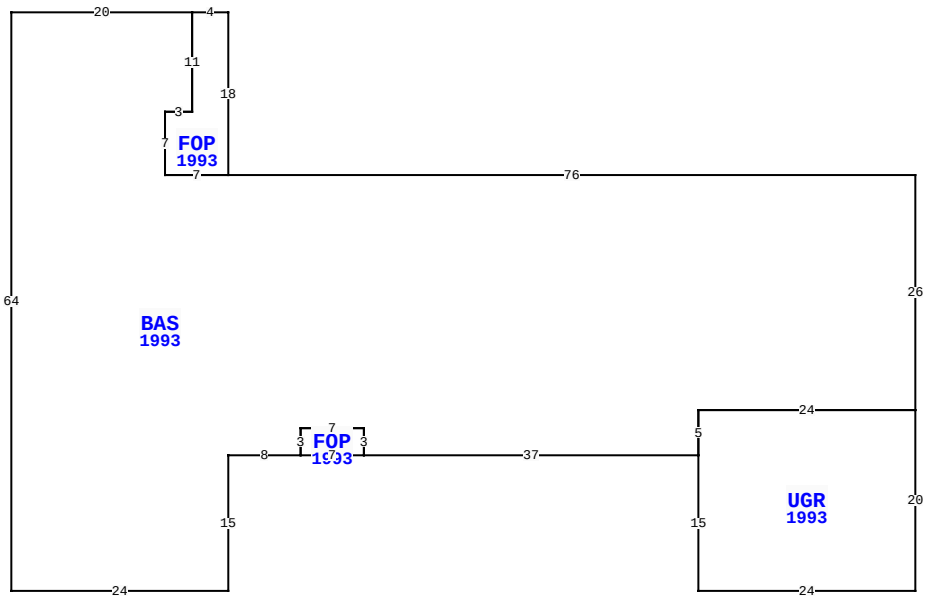
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	3,658	100	3,658	321,330
FOP	21	30	6	527
FOP	93	30	28	2,459
UGR	480	45	216	18,974
TOTALS	4,252		3,908	343,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,908	112.2000	101.26	395,724	1990	1995	0	0	0	13.25	86.75

1 SINGLE FAM – 100% - 1991 Heated Area: 3658 HX Base Yr 1991



45092 MORGAN CIR, 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		343,291
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		378,291
SOH/AGL Deduction		186,122
ASSESSED VALUE		192,169
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		142,169
TOTAL JUST VALUE		378,291
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3379	H/AC	14,500	05/03/1990
6353	NEW CONSTR	59,980	09/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0926/0073	3/28/2000	QC	U	I	01	100
GRANTOR: WRIGHT SIDNEY & EUNIC						
GRANTEE: WRIGHT SIDNEY						
0761/0016	5/28/1996	WD	U	I	06	3,900
GRANTOR: WRIGHT ALMA J						
GRANTEE: WRIGHT SIDNEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W76 FOP=[YR=1993] N18 W4 S11 W3 S7 E7$ W7 N7 E3 N11 W20 S64 E24 N15 E8 FOP=[YR=1993] E7 N3 W7 S3 $ N3 E7 S3 E37 UGR=[YR=1993] S15 E24 N20 W24 S5$ N5 E24 N26$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/05/2020 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS