PT OF NE1/4 OF SW1/4 OF
SEC 19-2N-25E IN OR 560/729
(EX PT IN OR 1742/1518,

BROWN CHUCK EDWARD SR
45097 ARLINE RD
CALLAHAN, FL 32011

2023

19-2N-25-0000-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

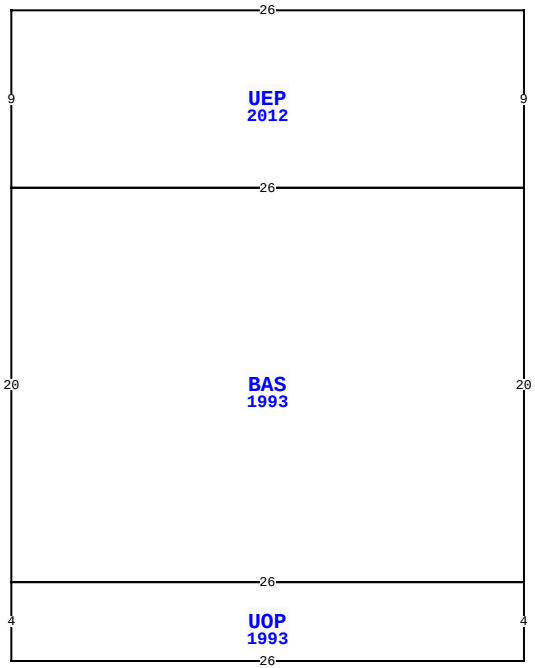
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	520	100	520	36,748
UEP	234	60	140	9,893
UOP	104	20	21	1,484
TOTALS	858		681	48,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	681	101.3650	91.48	62,298	1960	1960	0	0	0	22.75	77.25

1 SINGLE FAM – 0% - 0 Heated Area: 520 HX Base Yr



45097 ARLINE 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	48,125
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	33,250
TOTAL MARKET VALUE	81,375
SOH/AGL Deduction	13,226
ASSESSED VALUE	68,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,149
TOTAL JUST VALUE	81,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1827/0312	11/26/2012	QC	U	I	11	100
GRANTOR: COOPER WALTER SR						
GRANTEE: BROWN CHUCK						
1826/1088	11/26/2012	QC	U	I	11	2,000
GRANTOR: COOPER WALTER SR						
GRANTEE: BROWN CHUCK						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=2012] W26 S9 BAS=[YR=1993] S20 UOP=[YR=1993] S4 E26 N4 W26$ E26N20 W26$ E26 N9$.

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	000100	C	SFR	0	0006	OR	0.00	0.00	0.95	AC		1.00	1.00	1.00	35,000.00	35,000.00	33,250							

REVIEW DATE 07/25/2018 BY KBX Total Acres: 0.95 Total Land Value: 33,250 Market: 0 Agricultural: 0 Common: 33,250 PRINTED 08/02/2023 BY SYS