PT OF NE1/4 OF SW1/4 OF
SEC 19-2N-25E IN OR 23/229,
OR 211/400 (EX PT IN OR 28/609

LAWRENCE ELEASE/LAWRENCE EDDIE EST
45096 ARLINE RD
CALLAHAN, FL 32011

2023

19-2N-25-0000-0038-0000

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	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
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	03	Quality Level 03

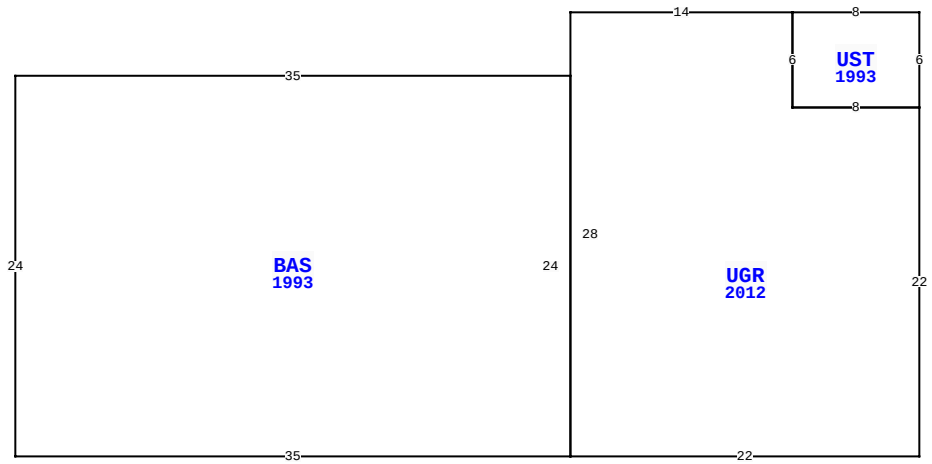
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	60,418
UGR	568	45	256	18,414
UST	48	45	22	1,583
TOTALS	1,456		1,118	80,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,118	109.1800	98.53	110,157	1970	1970	0	0	0	27.00	73.00

1 SINGLE FAM – 100% - 0 Heated Area: 840 HX Base Yr



45096 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		80,415
TOTAL MARKET OB/XF VALUE		3,120
TOTAL LAND VALUE - MARKET		46,550
TOTAL MARKET VALUE		130,085
SOH/AGL Deduction		76,588
ASSESSED VALUE		53,497
TOTAL EXEMPTION VALUE	HX HB	28,497
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		130,085
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1740/1774	5/27/2011	QC	U	I	11	100

GRANTOR: ADAMS THOMAS

GRANTEE: LAWRENCE EDDIE LEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 S24 E35 UGR=[YR=2012] E22 N22
UST=[YR=1993] N6W8 S6E8$ W8 N6 W14 S28$ N24$.

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	0811	CONCRETE B	0	100	0	0	750.00	SF	5.20	5.20	100	2000	2000	3	80	3,120	

LAND DESCRIPTION

TOTAL OB/XF 3,120

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	1.33	AC		1.00	1.00	1.00	35,000.00	35,000.00	46,550							

REVIEW DATE 07/25/2018 BY KBX Total Acres: 1.33 Total Land Value: 46,550 Market: 0 Agricultural: 0 Common: 46,550 PRINTED 08/02/2023 BY SYS