LOT 22 IN OR 2634/257
(EX ESMT IN OR 326/296)
W H BRANDIES SURVEY OR 15/357

MOTTER JOHN S & KELLY A
54646 WILDLIFE WAY
CALLAHAN, FL 32011

2023

19-2N-25-0000-0058-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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	01	NONE 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	03	Quality Level 03

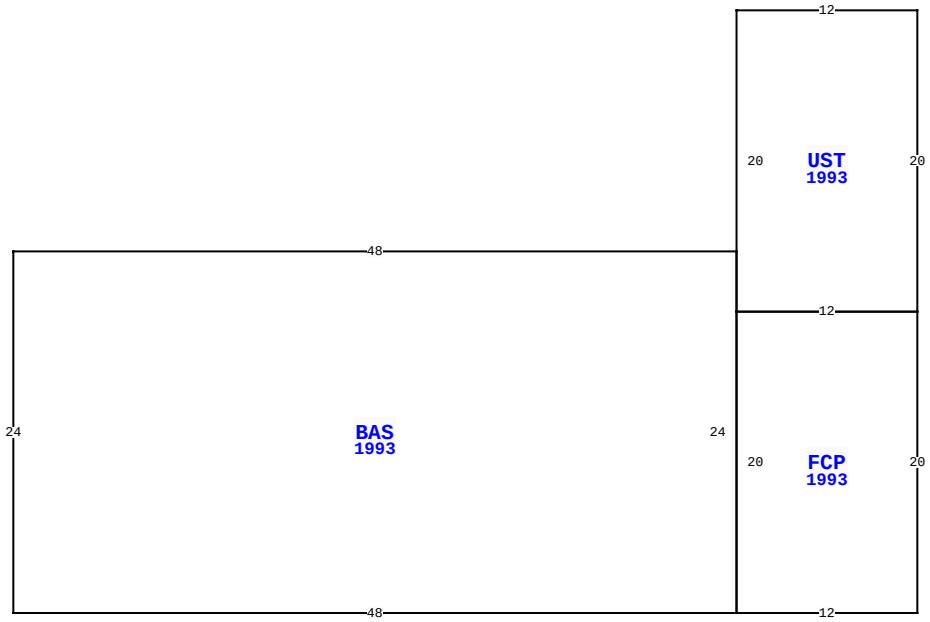
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	33,684
FCP	240	25	60	1,754
UST	240	45	108	3,158
TOTALS	1,632		1,320	38,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	1,320	81.0000	73.10	96,492	1961	1970	0	0	40	27.00	40.00

1 SINGLE FAM – 0% - 0 Heated Area: 1152 HX Base Yr



45029 ROBERTS 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	38,597
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	9,100
TOTAL MARKET VALUE	47,697
SOH/AGL Deduction	6,622
ASSESSED VALUE	41,075
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,075
TOTAL JUST VALUE	47,697
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	41,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313567	REPAIR/RRF	8,300	07/01/2013
6157	CHNGE SRVC	340	08/24/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2634/257	4/14/2023	WD	Q	I	01	42,500
GRANTOR: ROBERTS WILLIAM CRAIG						
GRANTEE: MOTTER JOHN S & KEL						
2271/0676	4/23/2019	QC	U	I	11	100
GRANTOR: ROBERTS BETTY JEAN						
GRANTEE: ROBERTS WILLIAM CRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E48 FCP=[YR=1993] E12 N20
UST=[YR=1993] N20 W12 S20E12 $ W12S20$ N24$.

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	000100	C	SFR	0	0006	RM	0.00	0.00	0.26	AC		1.00	1.00	1.00	35,000.00	35,000.00	9,100							

REVIEW DATE 07/08/2020 BY KB Total Acres: 0.26 Total Land Value: 9,100 Market: 0 Agricultural: 0 Common: 9,100 PRINTED 08/02/2023 BY SYS