PT GOVT LOT 2 OF SEC 19-2N-25E
IN OR 2374/1395

THOMAS LAURA C
45094 COLSON ROAD
CALLAHAN, FL 32011

2023

19-2N-25-0000-0084-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

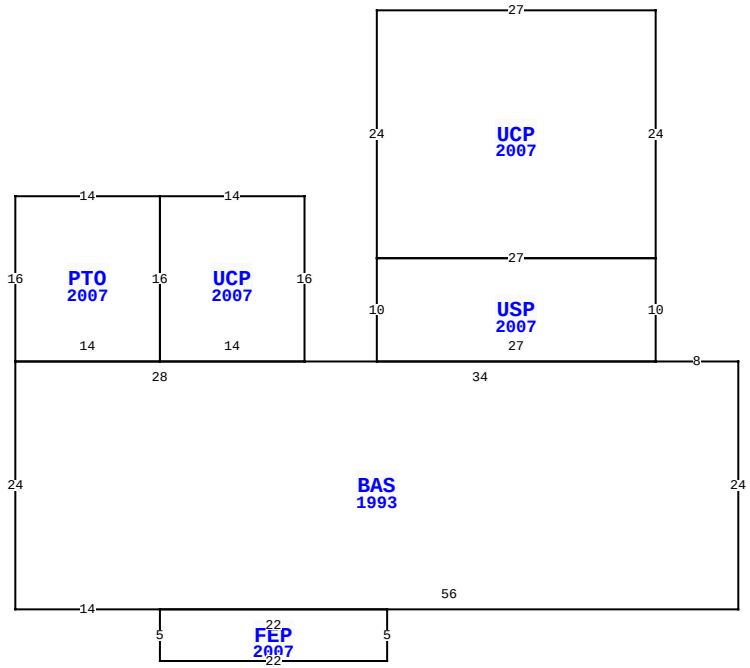
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,680	100	1,680	128,621
FEP	110	80	88	6,738
PTO	224	5	11	842
UCP	224	20	45	3,446
UCP	648	20	130	9,953
USP	270	30	81	6,202
TOTALS	3,156		2,035	155,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,035	106.0360	95.70	194,750	1982	1982	0	0	0	20.00	80.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1680 HX Base Yr 2021



45094 COLSON 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		155,800
TOTAL MARKET OB/XF VALUE		4,645
TOTAL LAND VALUE - MARKET		21,000
TOTAL MARKET VALUE		181,445
SOH/AGL Deduction		42,191
ASSESSED VALUE		139,254
TOTAL EXEMPTION VALUE	HX HB DX SX WX	110,000
BASE TAXABLE VALUE		29,254
TOTAL JUST VALUE		181,445
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0516671	ADDITION	7,479	09/01/2005
P08915	OTHER	300	02/01/2005
R94218	REPAIR/RRF	1,100	10/01/1994
6262	REMODEL	9,400	02/01/1990
4271	N/A	6,395	07/28/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2374/1395	5/22/2020	QC	U	I	11	40,000
GRANTOR: THOMAS LAURA A/K/A LA						
GRANTEE: THOMAS LAURA C & WI						
0910/0953	12/07/1999	QC	U	I	01	100
GRANTOR: MCDANIEL FELTON						
GRANTEE: MCDANIEL LAURA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 USP=[YR=2007] N10 UCP=[YR=2007] N24 W27
S24 E27 $ W27 S10 E27 $ W34 UCP=[YR=2007] N16 W14
PTO=[YR=2007] W14 S16 E14 N16 $ S16 E14 $ W28 S24 E14
FEP=[YR=2007] S5 E22 N5 W22 $ E56 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	0940	SHEDS/PORT	0	100	16	10	160.00	SF	15.00	15.00	100	1985	1985	3	20	480	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
4	0811	CONCRETE B	0	100	0	0	952.00	SF	3.64	3.64	100	1985	1985	3	49.5	1,715	

LAND DESCRIPTION

TOTAL OB/XF 4,645

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	100	0006	RM	125.00	195.00	0.60	AC		1.00	1.00	1.00	35,000.00	35,000.00	21,000							

REVIEW DATE 08/07/2018 BY KBX Total Acres: 0.60 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 08/02/2023 BY SYS