IN OR 724 PG 836
ESMT PT OR 1861/825

BROWN PAMELA D
P O BOX 1712
CALLAHAN, FL 32011

2023

19-2N-25-0000-0092-0030

BUILDING CHARACTERISTICS

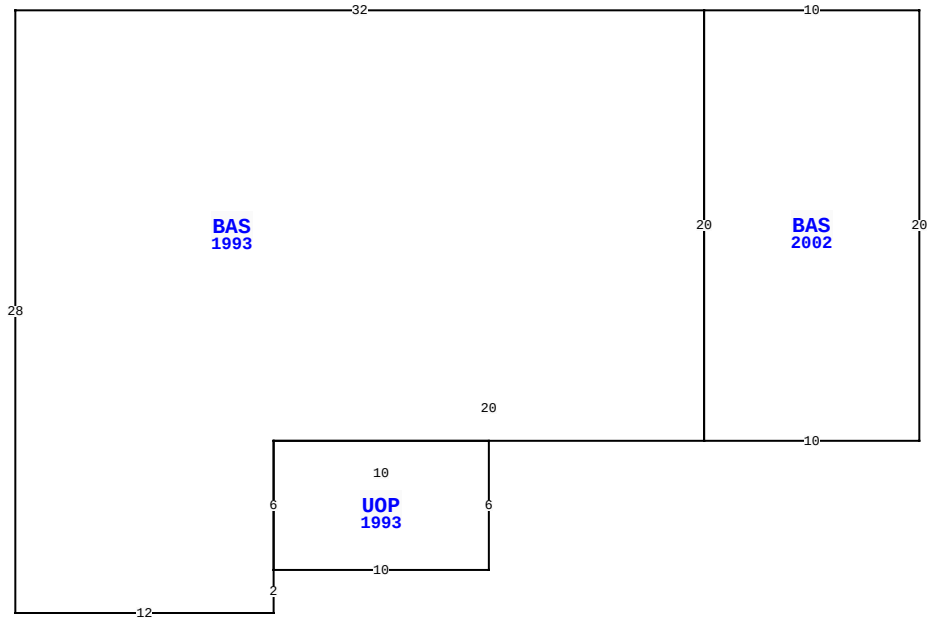
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	736	100	736	19,354
BAS	200	100	200	5,259
UOP	60	20	12	316
TOTALS	996		948	24,929

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	948	106.9200	96.50	91,482	1956	1960	0	0	50	22.75	27.25

1 SINGLE FAM – 0% - 0 Heated Area: 936 HX Base Yr



45320 ARLINE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	24,929
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	9,100
TOTAL MARKET VALUE	34,029
SOH/AGL Deduction	4,646
ASSESSED VALUE	29,383
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,383
TOTAL JUST VALUE	34,029
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0724/0836	2/23/1995	WD	U	I	05	17,000
GRANTOR: UNITED COMPANIES LEND						
GRANTEE: BROWN PAMELA & SAMU						
0719/0448	12/01/1994	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: UNITED COMPANIES LE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W10 BAS=[YR=1993] W32 S28 E12 N2
UOP=[YR=1993] E10 N6 W10 S6 $ N6 E20 N20 $ S20 E10 N20 $.

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	0.26	AC		1.00	1.00	1.00	35,000.00	35,000.00	9,100							

REVIEW DATE 07/25/2018 BY KBX Total Acres: 0.26 Total Land Value: 9,100 Market: 0 Agricultural: 0 Common: 9,100 PRINTED 08/02/2023 BY SYS