IN DB 135/184 & DB 172/375 &
IN OR 1594/661
PARCELS 132 & 133

REED-WHITE BETTY/WRIGHT LLOYD EST
45092 WHITE ROAD
CALLAHAN, FL 32011

2023

19-2N-25-0000-0132-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 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	02	Quality Level 02

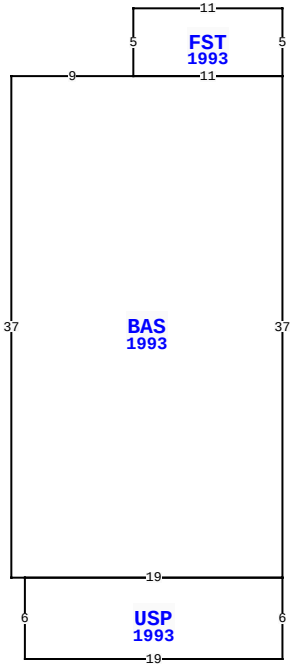
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	740	100	740	10,469
FST	55	55	30	425
USP	114	30	34	481
TOTALS	909		804	11,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	804	62.7000	56.59	45,498	1940	1940	0	0	25	50.00	25.00

1 SINGLE FAM – 0% - 0 Heated Area: 740 HX Base Yr



45092 WHITE RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	11,374
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	3,500
TOTAL MARKET VALUE	14,874
SOH/AGL Deduction	0
ASSESSED VALUE	14,874
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,874
TOTAL JUST VALUE	14,874
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,404

7/2023KW: SFR IS VACANT AND IN VERY POOR CONDTN- R

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1594/0661	11/21/2008	QC	U	I	01	100
GRANTOR: REED WILLIE R						
GRANTEE: REED-WHITE BETTY						
1222/1565	4/15/2004	QC	U	I	01	100
GRANTOR: REED BETTY JEAN						
GRANTEE: REED WILLIE R						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W11 S5 BAS=[YR=1993] W9 S37 E1 USP=[YR=1993] S6 E19 N6 W19 $ E19 N37 W11 $ E11 N5 $.

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	RM	0.00	0.00	0.10	AC		1.00	1.00	1.00	35,000.00	35,000.00	3,500							

REVIEW DATE 07/20/2023 BY KW Total Acres: 0.10 Total Land Value: 3,500 Market: 0 Agricultural: 0 Common: 3,500 PRINTED 08/02/2023 BY SYS