IN NE CORNER OF LOT 2
IN OR 2576/1974
(EX OR 371 PG 692

JOHNSON WILLIAM/
45070 HERITAGE PL
CALLAHAN, FL 32011

2023

21-2N-25-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

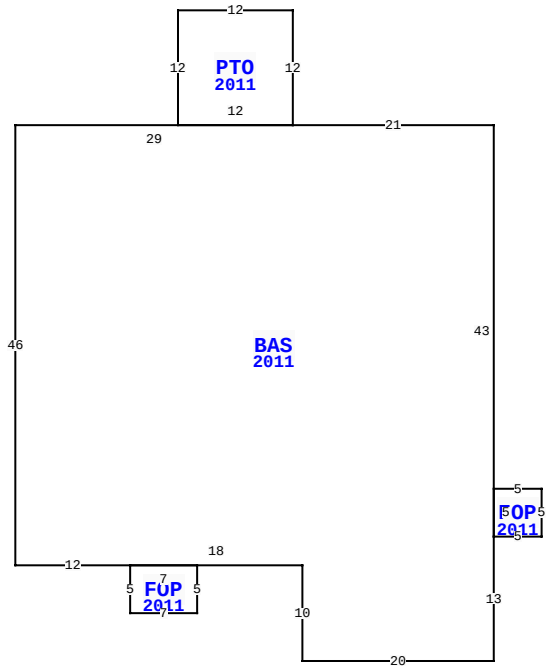
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,500	100	2,500	222,229
FOP	25	30	8	712
FOP	35	30	10	889
PTO	144	5	7	622
TOTALS	2,704		2,525	224,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,525	103.6800	93.57	236,264	2011	2011	0	0	0	5.00	95.00

3 SINGLE FAM – 100% - 2023 Heated Area: 2500 HX Base Yr 2023



45070 HERITAGE PL, 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		224,451
TOTAL MARKET OB/XF VALUE		3,784
TOTAL LAND VALUE - MARKET		95,900
TOTAL MARKET VALUE		324,135
SOH/AGL Deduction		0
ASSESSED VALUE		324,135
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		274,135
TOTAL JUST VALUE		324,135
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25070	CO ISSUED	0	12/22/2011
E23800	NEW CONSTR	0	09/01/2011
P14955	NEW CONSTR	0	09/01/2011
B25070	NEW CONSTR	255,218	08/01/2011
B18448	ADDITION	20,985	08/01/2006
R09673	REPAIR/RRF	1,800	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	7/01/2022	CN	Q	I	01	490,000
GRANTOR: SUTTON KILBURN G & ME						
GRANTEE: JOHNSON WILLIAM						
1742/1643	6/09/2011	WD	Q	V	03	36,000
GRANTOR: HIGGINBOTHAM ORIS W J						
GRANTEE: SUTTON KILBURN G &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS2011=W21 PTO2011=N12 W12
S12 E12$ W29 S46 E12 FOP2011=
S5 E7 N5 W7$E18 S10 E20 N13
FOP2011= E5 N5 W5 S5$ N43$.

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	0810	CONCRETE A	0	100	0	0	626.00	SF	6.50	6.50	100	2011	2011	3	93	3,784	

LAND DESCRIPTION

TOTAL OB/XF 3,784

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		OR	0.00	0.00	2.74	AC		1.00	1.00	1.00	35,000.00	35,000.00	95,900							

REVIEW DATE 06/22/2017 BY KBX Total Acres: 2.74 Total Land Value: 95,900 Market: 0 Agricultural: 0 Common: 95,900 PRINTED 08/02/2023 BY SYS