PT OF SEC 16 & 21
IN OR 2086/1915
(EX OR 2199/1079)

BAILEY AARON THOMAS & EMILY R
45125 HERITAGE PL
CALLAHAN, FL 32011

2023

21-2N-25-0000-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

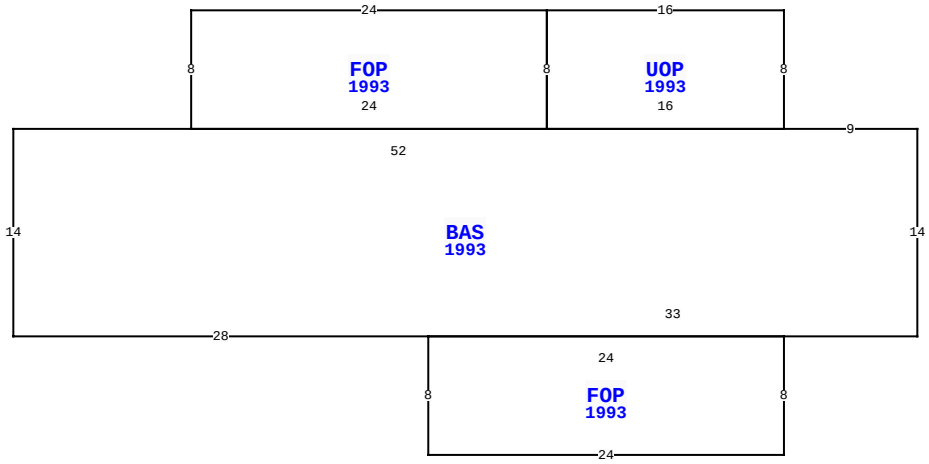
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	854	100	854	16,653
FOP	192	30	58	1,131
FOP	192	30	58	1,131
UOP	128	25	32	624
TOTALS	1,366		1,002	19,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,002	100.0000	65.00	65,130	1982	1982	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 854 HX Base Yr



45027 HERITAGE PL, 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	19,539
TOTAL MARKET OB/XF VALUE	744
TOTAL LAND VALUE - MARKET	44,100
TOTAL MARKET VALUE	64,383
SOH/AGL Deduction	22,505
ASSESSED VALUE	41,878
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,878
TOTAL JUST VALUE	64,383
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2086/1915	11/11/2016	WD	Q	I	01	40,000
GRANTOR: JONES LAURA LOUELLA L						
GRANTEE: BAILEY AARON THOMAS						
2038/1916	3/29/2016	WD	U	I	11	100
GRANTOR: JONES LAURA LOUELLA A						
GRANTEE: JONES LAURA LOUELLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 UOP=[YR=1993] N8 W16 FOP=[YR=1993] W24 S8 E24 N8$ S8 E16$ W52 S14 E28 FOP=[YR=1993] S8 E24 N8 W24$ E33 N14$.

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
2	0810	CONCRETE A	0	0	0	0	260.00	SF	6.50	6.50	100	1983	1983	3	44	744	

LAND DESCRIPTION

TOTAL OB/XF 744

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	000102	C	SFR/MH	0	0005	OR	0.00	0.00	1.26	AC		1.00	1.00	1.00	35,000.00	35,000.00	44,100							

REVIEW DATE 12/03/2019 BY TWA Total Acres: 1.26 Total Land Value: 44,100 Market: 0 Agricultural: 0 Common: 44,100 PRINTED 08/02/2023 BY SYS