PT OF SE1/4 OF SEC 23-2N-25E
IN OR 2042/346 BEING
PARCEL "A" & ESMT IN

EIRAS JOHN M
55199 PACEITTI RD
CALLAHAN, FL 32011

2023

23-2N-25-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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

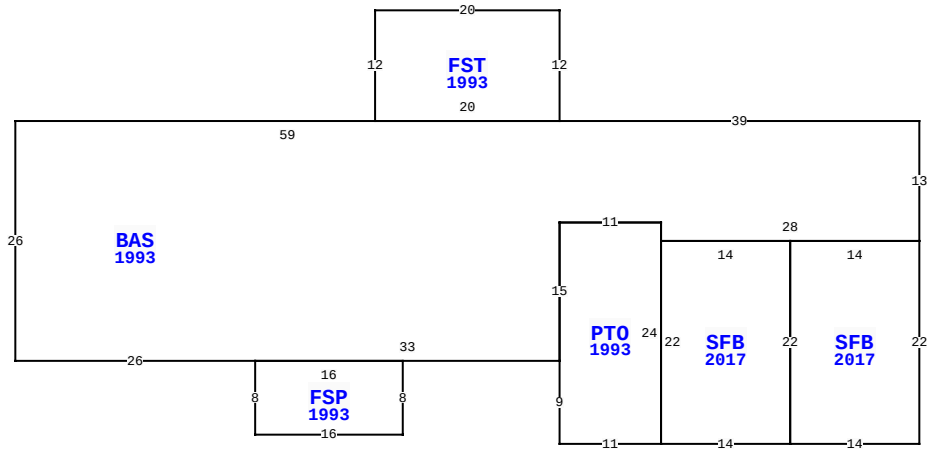
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,019	100	2,019	138,669
FSP	128	40	51	3,502
FST	240	55	132	9,066
PTO	264	5	13	893
SFB	308	80	246	16,896
SFB	308	80	246	16,896
TOTALS	3,267		2,707	185,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,707	100.8000	90.97	246,256	1973	1973	0	0	0	24.50	75.50

1 SINGLE FAM – 100% - 2017 Heated Area: 2511 HX Base Yr 2017



55199 PACETTI 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		185,923
TOTAL MARKET OB/XF VALUE		1,190
TOTAL LAND VALUE - MARKET		38,850
TOTAL MARKET VALUE		225,963
SOH/AGL Deduction		80,405
ASSESSED VALUE		145,558
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		95,558
TOTAL JUST VALUE		225,963
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002828	REPAIR/RRF	2,000	02/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2042/0346	4/22/2016	SW	U	I	12	41,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: EIRAS JOHN M						
1978/1847	5/11/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 FST=[YR=1993] N12 W20 S12 E20 $ W59 S26 E26 FSP=[YR=1993] S8 E16 N8 W16 $ E33 PTO=[YR=1993] S9 E11 SFB=[YR=2017] E14 SFB=[YR=2017] E14 N22 W14 S22 $ N22 W14 S22 $ N24 W11 S15 $ N15 E11 S2 E28 N13 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1973	1973	3	34	1,190	

LAND DESCRIPTION

TOTAL OB/XF 1,190

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	0005	OR	0.00	0.00	1.11	AC		1.00	1.00	1.00	35,000.00	35,000.00	38,850							

REVIEW DATE 07/17/2017 BY KB Total Acres: 1.11 Total Land Value: 38,850 Market: 0 Agricultural: 0 Common: 38,850 PRINTED 08/02/2023 BY SYS