PT OF LOT 2 (S-1)
IN OR 2158/1470
EAST CALLAHAN SUB PB 1/35

GARNER SCOTT E
45029 KILPATRICK RD
CALLAHAN, FL 32011

2023

28-2N-25-3060-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

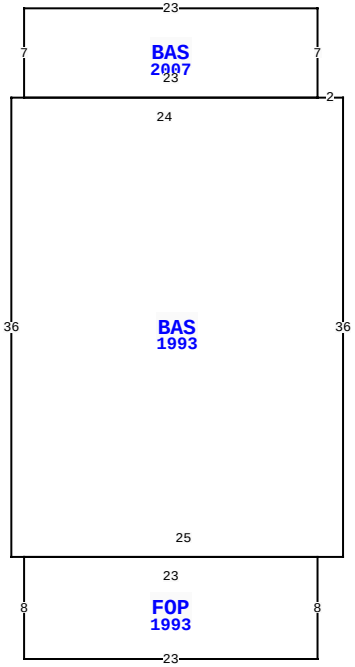
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	936	100	936	69,391
BAS	161	100	161	11,936
FOP	184	30	55	4,078
TOTALS	1,281		1,152	85,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,152	103.0000	92.96	107,090	1940	1970	0	0	0	20.25	79.75

1 SINGLE FAM – 0% - 0 Heated Area: 1097 HX Base Yr



BLD DATE	11/07/2007 DJ
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

45116 KILPATRICK RD, CALLAHAN

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	85,404
TOTAL MARKET OB/XF VALUE	2,333
TOTAL LAND VALUE - MARKET	35,350
TOTAL MARKET VALUE	123,087
SOH/AGL Deduction	19,853
ASSESSED VALUE	103,234
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,234
TOTAL JUST VALUE	123,087
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2158/1470	11/20/2017	WD	U	I	37	25,000
GRANTOR: KILPATRICK JOEY ALLAN						
GRANTEE: GARNER SCOTT E						
1996/1625	7/20/2015	QC	U	I	11	100
GRANTOR: KILPATRICK DANIEL W						
GRANTEE: KILPATRICK DANIEL W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 BAS=[YR=2007] N7 W23 S7 E23$ W24 S36 E1
FOP=[YR=1993] S8 E23 N8 W23$ E25 N36$.

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	0	20	12	240.00	SF	6.50	6.50	100	2006	2006	3	88	1,373	
2	0351	CARPORT MT	0	0	20	12	240.00	SF	10.00	10.00	100	2008	2008	3	40	960	

LAND DESCRIPTION

TOTAL OB/XF 2,333

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	0	0007	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,350							

REVIEW DATE 08/09/2018 BY KBX Total Acres: 1.01 Total Land Value: 35,350 Market: 0 Agricultural: 0 Common: 35,350 PRINTED 08/02/2023 BY SYS