PT OF LOT 25 IN OR 2636/1088
EAST CALLAHAN S/D PBK 1/35

WOODARD ROSELYN
45030 REVERE STREET
CALLAHAN, FL 32011

**2023**

**28-2N-25-3060-0025-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

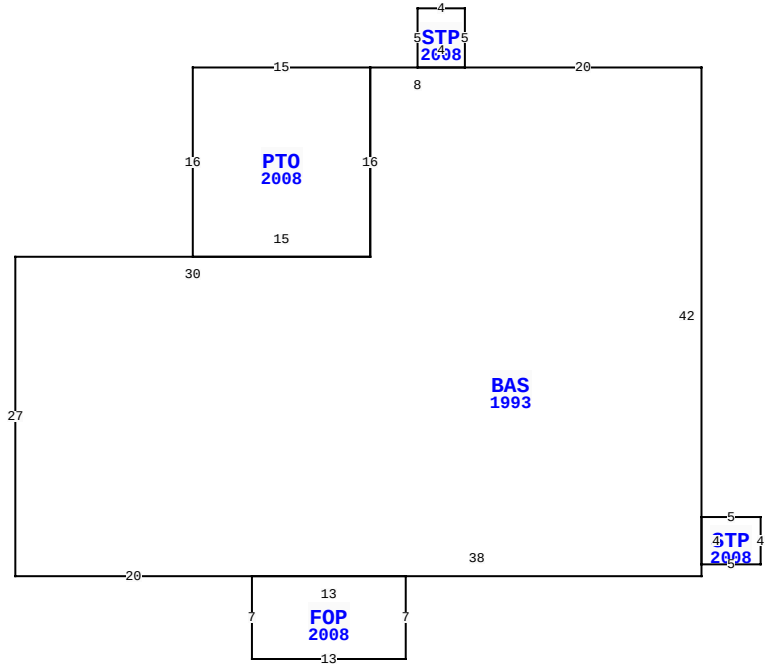
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 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 | 2,014 | 100 | 2,014 | 151,365 |
| FOP | 91 | 30 | 27 | 2,029 |
| PTO | 240 | 5 | 12 | 902 |
| STP | 20 | 10 | 2 | 151 |
| STP | 20 | 10 | 2 | 151 |
| TOTALS | 2,385 | | 2,057 | 154,597 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,057 | 107.8000 | 97.29 | 200,126 | 1969 | 1995 | 0 | 0 | 0 | 22.75 | 77.25 |

1 SINGLE FAM – 100% - 2018 Heated Area: 2014 HX Base Yr 2018




45030 REVERE ST, 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 | | 154,597 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 45,500 |
| TOTAL MARKET VALUE | | 200,097 |
| SOH/AGL Deduction | | 67,452 |
| ASSESSED VALUE | | 132,645 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 82,645 |
| TOTAL JUST VALUE | | 200,097 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 175,220 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2636/1088 | 5/01/2023 | WD | Q | I | 01 | 225,000 |
| GRANTOR: FISHER MARGARET SUE | | | | | | |
| GRANTEE: WOODARD ROSELYN | | | | | | |
| 2049/1734 | 5/24/2016 | QC | U | I | 11 | 100 |
| GRANTOR: BERELSON SAMMANTHA | | | | | | |
| GRANTEE: FISHER MARGARET SUE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W20 STP=[YR=2008] N5 W4 S5 E4$ W8 PTO=[YR=2008] W15 S16 E15 N16 $ S16 W30 S27 E20 FOP=[YR=2008] S7 E13 N7 W13$ E38 N1 STP=[YR=2008] E5 N4 W5 S4$ N42$.

## EXTRA FEATURES

| L N | 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

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 1.30 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 45,500 | | | | | | | |

REVIEW DATE 09/26/2016 BY KB Total Acres: 1.30 Total Land Value: 45,500 Market: 0 Agricultural: 0 Common: 45,500 PRINTED 08/02/2023 BY SYS