PT OF LOTS 33 & 36
IN OR 2220/1163
EAST CALLAHAN PB 1/35

WATSON WILLIAM D JR & KRISTI M
45278 CIRCLE DR
CALLAHAN, FL 32011

2023

28-2N-25-3060-0033-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

45278 CIRCLE DR, 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	0
TOTAL MARKET OB/XF VALUE	12,144
TOTAL LAND VALUE - MARKET	65,232
TOTAL MARKET VALUE	77,376
SOH/AGL Deduction	11,960
ASSESSED VALUE	65,416
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,416
TOTAL JUST VALUE	77,376
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2222/0145	8/31/2018	WD	U	I	37	60,000
GRANTOR: LANDRETH DARLENE						
GRANTEE: WATSON WILLIAM DAVI						
2220/1163	8/31/2018	WD	Q	I	01	60,000
GRANTOR: LANDRETH DARLENE						
GRANTEE: WATSON WILLIAM D JR						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1992	1992	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1992	1992	3	100	6,000	
3	1242	WD DECK A	0	0	8	5	40.00	SF	10.00	10.00	100	2000	2000	3	20	80	
4	1242	WD DECK A	0	0	8	4	32.00	SF	10.00	10.00	100	2000	2000	3	20	64	

LAND DESCRIPTION

TOTAL OB/XF 12,144

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	000001	C	V RS W/XFOB	0	0005		0.00	0.00	3.02	AC		1.00	1.00	1.20	18,000.00	21,600.00	65,232							

REVIEW DATE 05/20/2021 BY KB Total Acres: 3.02 Total Land Value: 65,232 Market: 0 Agricultural: 0 Common: 65,232 PRINTED 08/02/2023 BY SYS