

PT OF LOTS 35 & 36 (S-1)
IN OR 2313/1077
EAST CALLAHAN PB 1/35

LOSCO JASON COLTER/LOSCO KATHERINE ELIZABETH
45339 CIRCLE DR
CALLAHAN, FL 32011-6014

2023

28-2N-25-3060-0035-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	1,650	171,010
FOP	738	30	221	22,905
FST	24	55	13	1,347
PTO	72	5	4	414
STR	12	10	1	104
STR	21	10	2	208
UCP	880	20	176	18,241
USP	394	30	118	12,230

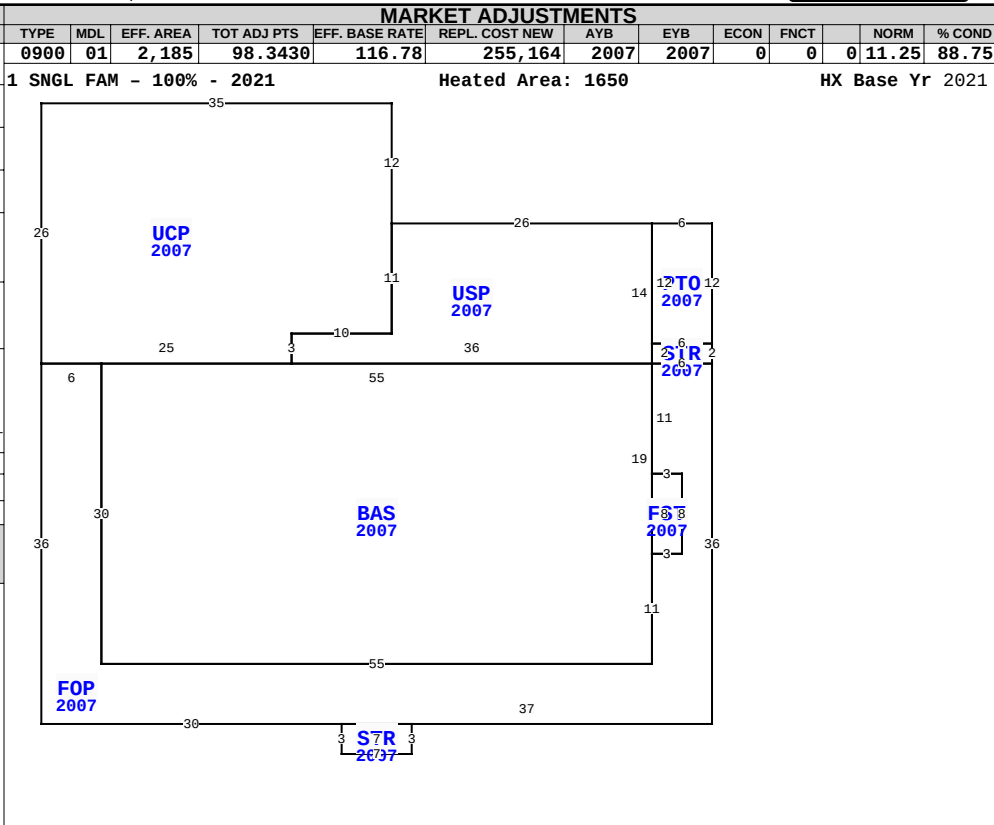
TOTALS	3,791		2,185	226,458
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EXTRA FEATURES

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	92	1,840	
2	0100	BAR-B-Q	0	100	0	0	1.00	UT	400.00	400.00	100	2007	2007	3	35	140	
3	0351	CARPORT MT	0	100	0	0	535.00	SF	8.50	8.50	100	2007	2007	3	35	1,592	
4	0940	SHEDS/PORT	0	100	0	0	90.00	SF	30.00	30.00	100	2007	2007	3	35	945	
5	0533	STBL CB FL	0	100	42	36	1,512.00	UT	60.00	60.00	100	2007	2007	3	52	47,174	
6	0811	CONCRETE B	0	100	0	0	786.00	SF	5.20	5.20	100	2007	2007	3	89	3,638	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		0.00	0.00	3.74	AC		1.00	1.00	1.00	18,000.00	18,000.00	67,320							



45339 CIRCLE DR, CALLAHAN	BLD DATE 09/20/2007	DJ	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		226,458
TOTAL MARKET OB/XF VALUE		55,329
TOTAL LAND VALUE - MARKET		67,320
TOTAL MARKET VALUE		349,107
SOH/AGL Deduction		92,905
ASSESSED VALUE		256,202
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		206,202
TOTAL JUST VALUE		349,107
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20332	CARPORT	19,080	08/01/2007
M12267	MECH OTHER	0	11/01/2006
E18184	ELEC OTHER	3,000	10/01/2006
C18498	CO ISSUED	0	09/01/2006
B18498	NEW CONSTR	168,840	09/01/2006
P11563	OTHER	0	09/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2313/1077	9/20/2019	SW	U	I	11	100

GRANTOR: LOSCO THOMAS MICHAEL
GRANTEE: LOSCO JASON COLTER
1425/1231 7/05/2006 WD Q V 90,000
GRANTOR: STRATTON HARRY JR & M
GRANTEE: LOSCO THOMAS MICHAEL

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2007] W6 USP=[YR=2007] W26 UCP=[YR=2007] N12 W35
S26 FOP=[YR=2007] S36 E30 STR=[YR=2007] S3 E7 N3 W7\$ E37
N36 STR=[YR=2007] N2 W6 S2 BAS=[YR=2007] W55 S30 E55 N11
FST=[YR=2007] E3 N8 W3 S8\$ N19\$ E6\$ W6 S11 E3 S8 W3 S11 W55
N30 W6 \$ E25 N3 E10 N11\$ S11 W10 S3 E36 N14\$ S12 E6 N12\$.