

BLOCK 2 LOT 6
IN OR 1916/636
LAKESIDE PARK SUB PB 0/36

HOWARD TAMMY LYNN
54203 PLANTATION RD
CALLAHAN, FL 32011

2023

29-2N-25-3200-0002-0060



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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,385	100	1,385	111,918
FOP	15	30	4	323
FST	99	55	54	4,363
FST	461	55	254	20,525
TOTALS	1,960		1,697	137,130

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	3,192.00	SF	4.00	4.00	
2	0940	SHEDS/PORT	0	0	0	0	160.00	SF	20.10	20.10	
3	0861	POOL GUNIT	0	0	29	16	464.00	SF	85.00	85.00	
4	0845	KOOL DECK	0	0	0	0	385.00	SF	7.25	7.25	
5	0810	CONCRETE A	0	0	0	0	431.00	SF	6.50	6.50	
6	0940	SHEDS/PORT	0	0	13	8	104.00	SF	21.30	21.30	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0			98.00	168.00	97.50	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,697	127.0000	114.62	194,510	1978	1983	0	0	29.50	70.50
1 SINGLE FAM - 0% - 0 Heated Area: 1385 HX Base Yr											
45176 WARRIOR DR, CALLAHAN											
BLD DATE: 06/02/2023 MLU											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		137,130	
TOTAL MARKET OB/XF VALUE		17,190	
TOTAL LAND VALUE - MARKET		48,750	
TOTAL MARKET VALUE		203,070	
SOH/AGL Deduction		37,236	
ASSESSED VALUE		165,834	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		165,834	
TOTAL JUST VALUE		203,070	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		163,606	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R4199	REPAIR/RRF	0	06/01/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1547/0474	1/22/2008	QC	U	I	06
GRANTOR: NASSAU RURAL PROPERTY					
GRANTEE: HOWARD VERA JEAN					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FST=[YR=1993] W11 FST=[YR=1993] W9 BAS=[YR=1993] W50 S28 E27 FOP=[YR=1993] E5 N3 W5 S3 \$ N3 E5 S3 E18 N28 \$ S11 E9 N11 \$ S11 W9 S17 E20 N28 \$.					