

BLOCK 4 PT OF LOT 2 (S-1)
SUB LOT D
IN OR 2244/1214

BAKER DERRICK W
45037 800TH ST
CALLAHAN, FL 32011

2023

29-2N-25-3220-0004-0021



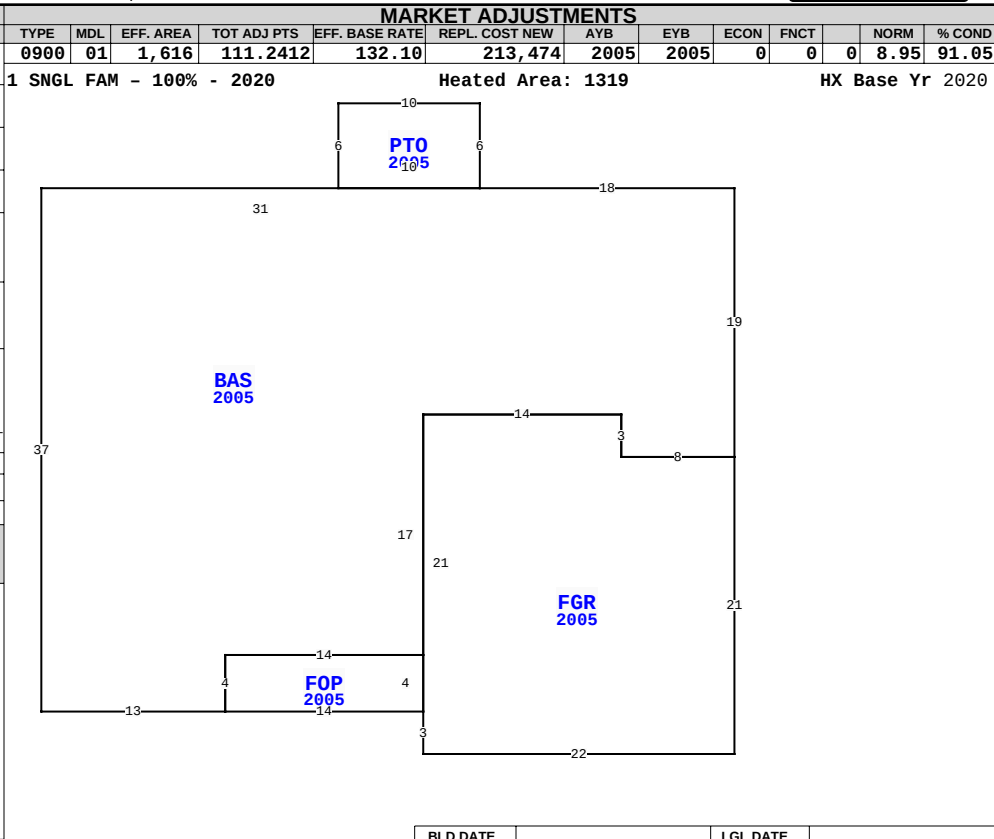
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	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	02	Quality Level 02
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	1,319	100	1,319	158,646
FGR	504	55	277	33,317
FOP	56	30	17	2,045
PTO	60	5	3	361
TOTALS	1,939		1,616	194,368

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
1	0811	CONCRETE B	0	100	0	0	822.00	SF	5.20	5.20	100	2005	2005
2	0476	VF 6 SBPL	1	100	0	0	120.00	LF	32.00	32.00	100	2023	2022

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
1	000100	C	SFR	100	0006		103.00	107.00	103.00	FF		1.00	1.00



45037 800TH ST, CALLAHAN	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	06/02/2023
	INC DATE		AG DATE	MLU

TOTAL OB/XF													
7,559													

NASSAU COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		194,368	
TOTAL MARKET OB/XF VALUE		7,559	
TOTAL LAND VALUE - MARKET		51,500	
TOTAL MARKET VALUE		253,427	
SOH/AGL Deduction		91,146	
ASSESSED VALUE		162,281	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		112,281	
TOTAL JUST VALUE		253,427	
NCON VALUE		3,840	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		191,206	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M4647	MECHANICAL		03/01/2023
B2789	NEW CONSTR	67,509	05/29/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2244/1214	12/18/2018	WD	Q	I	01	182,500
GRANTOR: NYE RICHARD M						
GRANTEE: BAKER DERRICK W						
1533/1093	11/01/2007	WD	Q	I		169,500
GRANTOR: TRAWICK RUSSELL A & C						
GRANTEE: NYE RICHARD M						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2005] W18 PTO=[YR=2005] N6 W10 S6 E10\$ W31 S37 E13 FOP=[YR=2005] E14 FGR=[YR=2005] S3 E22 N21 W8 N3 W14 S21\$ N4 W14 S4\$ N4 E14 N17 E14 S3 E8 N19\$.													