LOT 3
OAK MANOR PB 5/254

WARDS WALTER THOMAS JR & JUDY
45040 HARTFORD COURT
CALLAHAN, FL 32011

2023

30-2N-25-8000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

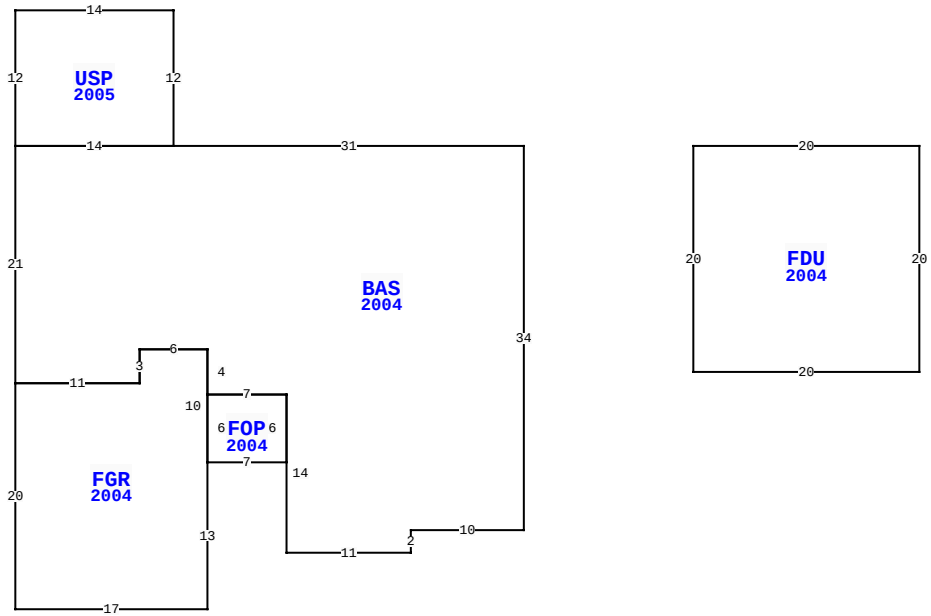
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,229	100	1,229	149,283
FDU	400	65	260	31,582
FGR	358	55	197	23,929
FOP	42	30	13	1,579
USP	168	30	50	6,073
TOTALS	2,197		1,749	212,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,749	112.4000	133.48	233,457	2004	2004	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2023 Heated Area: 1229 HX Base Yr



45040 HARTFORD CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		212,446
TOTAL MARKET OB/XF VALUE		7,418
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		239,864
SOH/AGL Deduction		0
ASSESSED VALUE		239,864
TOTAL EXEMPTION VALUE	13	239,864
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		239,864
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2655	NEW CONSTR	81,000	01/20/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2548/0440	3/14/2022	WD	U	I	11	100
GRANTOR: WARDS WALTER THOMAS &						
GRANTEE: WARDS WALTER THOMAS						
2277/1775	5/24/2019	WD	Q	I	01	189,900
GRANTOR: BEAUMONT KAREN L						
GRANTEE: WARDS WALTER THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W31 USP=[YR=2005] N12 W14 S12 E14$ W14 S21
FGR=[YR=2004] S20 E17 N13 FOP=[YR=2004] E7 N6 W7 S6$ N10 W6
S3 W11$ E11 N3 E6 S4 E7 S14 E11 N2 E10 N34$ PTR=E15
FDU=[YR=2004] E20 S20 W20 N20$ W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
2	0812	CONCRETE C	0	100	0	0	1,251.00	SF	4.00	4.00	100	2004	2004	3	86	4,303	

LAND DESCRIPTION

TOTAL OB/XF 7,418

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	000100	C	SFR	100	0006		0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 07/25/2018 BY KBX Total Acres: 0.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 08/02/2023 BY SYS