BLOCK 2 PT OF LOT 4
IN OR 457/299
EX S-3 OF LOTS 3 & 4 &

ROCHAY LEON D EST
45354 PICKETT STREET
CALLAHAN, FL 32011

2023

32-2N-25-2920-0002-0041

BUILDING CHARACTERISTICS

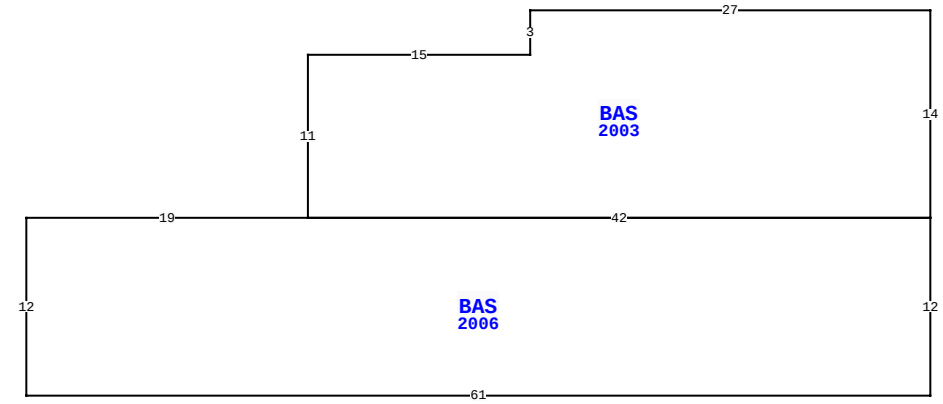
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	543	100	543	10,768
BAS	732	100	732	14,516
TOTALS	1,275		1,275	25,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,275	101.7000	66.10	84,278	1973	1975	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1275 HX Base Yr



45354 PICKETT ST, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	25,283
TOTAL MARKET OB/XF VALUE	1,560
TOTAL LAND VALUE - MARKET	66,150
TOTAL MARKET VALUE	92,993
SOH/AGL Deduction	17,097
ASSESSED VALUE	75,896
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,896
TOTAL JUST VALUE	92,993
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0457/0299	6/01/1985	FS	U	I		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W27 S3 W15 S11 BAS=[YR=2006] W19 S12 E61 N12 W42 $ E42 N14 $.

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	0351	CARPORT MT	0	0	20	18	360.00	SF	5.00	5.00	100	1995	1995	3	20	360	
2	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1970	1970	3	20	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,560

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	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	1.89	AC		1.00	1.00	1.00	35,000.00	35,000.00	66,150							

REVIEW DATE 08/07/2018 BY KBX Total Acres: 1.89 Total Land Value: 66,150 Market: 0 Agricultural: 0 Common: 66,150 PRINTED 08/02/2023 BY SYS