BLOCK 2 PT OF LOT 7
IN OR 2554/1599
ESMT PT OR 1861/825

ISACKSON MARK A
45420 PICKETT ST
CALLAHAN, FL 32011

2023

32-2N-25-2920-0002-0075

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

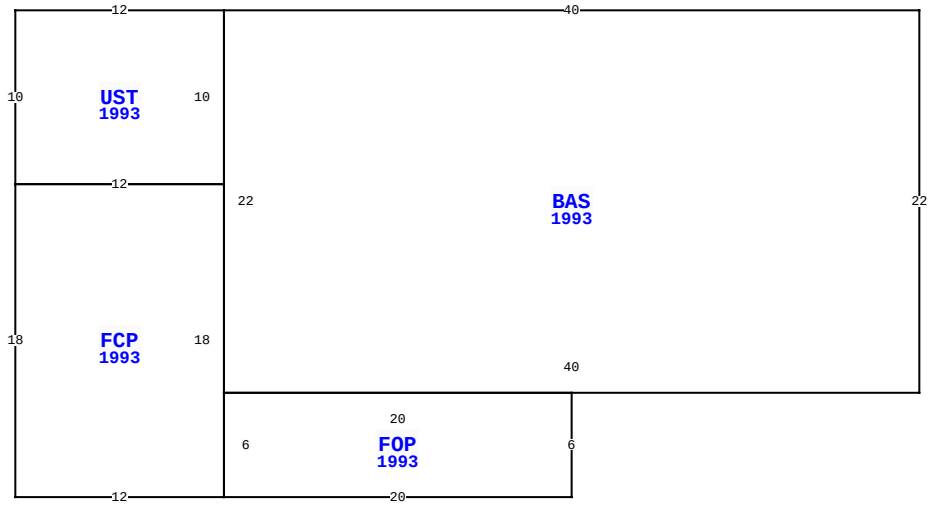
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100	880	72,693
FCP	216	25	54	4,460
FOP	120	30	36	2,974
UST	120	45	54	4,460
TOTALS	1,336		1,024	84,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,024	108.0000	97.47	99,809	1961	1990	0	0	0	15.25	84.75

1 SINGLE FAM – 0% - 2023 Heated Area: 880 HX Base Yr



45420 PICKETT ST, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	84,588
TOTAL MARKET OB/XF VALUE	3,089
TOTAL LAND VALUE - MARKET	7,350
TOTAL MARKET VALUE	95,027
SOH/AGL Deduction	0
ASSESSED VALUE	95,027
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,027
TOTAL JUST VALUE	95,027
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006963	REPAIR/RRF	8,275	05/04/2022
R6999	REPAIR/RRF	1,500	12/15/2004
E951692	CHNGE SRVC	0	03/03/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2554/1599	4/11/2022	WD	Q	I	01	127,000
GRANTOR: ADAM ABDALLA						
GRANTEE: ISACKSON MARK A						
1947/1138	10/31/2014	SW	U	I	12	34,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: ADAM ABDALLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 UST=[YR=1993] W12 S10 FCP=[YR=1993] S18 E12 FOP=[YR=1993] E20 N6 W20 S6 $ N18 W12 $ E12 N10 $ S22 E40 N22 $.

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	0811	CONCRETE B	0	0	0	0	600.00	SF	5.20	5.20	100	2019	2019	3	99	3,089	

LAND DESCRIPTION

TOTAL OB/XF 3,089

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	0	0006	OR	0.00	0.00	0.21	AC		1.00	1.00	1.00	35,000.00	35,000.00	7,350							

REVIEW DATE 07/25/2022 BY TWA Total Acres: 0.21 Total Land Value: 7,350 Market: 0 Agricultural: 0 Common: 7,350 PRINTED 08/02/2023 BY SYS