BLOCK 3 PT OF LOT 1 S-2
IN OR 2219/309
ESMT PT OR 1861/825

HADDEN DEANA
45498 PICKETT STREET
CALLAHAN, FL 32011

2023

32-2N-25-2920-0003-0012

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 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 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

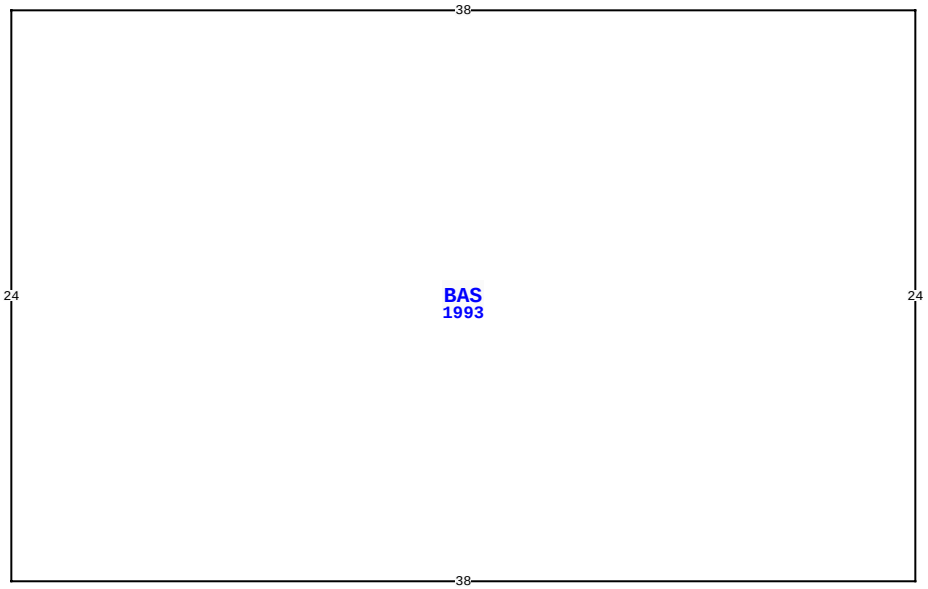
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	912	60,852
TOTALS	912		912	60,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	912	93.0000	83.93	76,544	1969	1969	0	0	0	20.50	79.50

1 SINGLE FAM – 100% - 0 Heated Area: 912 HX Base Yr



45498 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		60,852
TOTAL MARKET OB/XF VALUE		2,275
TOTAL LAND VALUE - MARKET		64,750
TOTAL MARKET VALUE		127,877
SOH/AGL Deduction		87,776
ASSESSED VALUE		40,101
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		10,101
TOTAL JUST VALUE		127,877
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2219/0309	8/08/2018	QC	U	I	11	100
GRANTOR: HADDEN WILLIAM L & DE						
GRANTEE: HADDEN WILLIAM L &						
0498/0609	9/01/1986	WD	U	I		12,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 S24 E38 N24$.

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	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	2003	2003	3	36	1,555	
2	0681	POLE SHED	0	100	20	12	240.00	SF	15.00	15.00	100	1970	1970	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 2,275

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	OR	0.00	0.00	1.85	AC		1.00	1.00	1.00	35,000.00	35,000.00	64,750							

REVIEW DATE 06/02/2017 BY KBX Total Acres: 1.85 Total Land Value: 64,750 Market: 0 Agricultural: 0 Common: 64,750 PRINTED 08/02/2023 BY SYS