

S-2 OF LOT 6 & PT OF LOT 17
IN OR 1819/1165
R107645

LEONARD WILLIAM OTTO & VERA M
P O BOX 895
CALLAHAN, FL 32011-0895

2023

32-2N-25-4020-0006-0020



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 3 6										
Exterior Wall	12	CEDAR 100	0100	01	2,043	119.2268	107.60	219,827	1990	1995	0	0	0	13.50	86.50	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 2016									
Roof Cover	03	COMP SHNGL 100	HX Base Yr																						
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 80																							
Interior Floo	11	CLAY TILE 20																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	2	100																							
Bathrooms	1.5	100																							
Frame	02	WOOD FRAME 100																							
Stories	1.5	1.5 100																							
Units	0	100																							
BUD8 Adjustme	06	DIST 1D 100																							
Occupancy	00	NONE 100																							
Quality			05	Quality Level 05																					
DOR CODE			5000IMPROVED AG																						
MAP NUM															08										
NEIGHBORHOOD/LOC			8001.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,032	100	1,032	96,052																					
BAS	576	100	576	53,611																					
DCK	272	10	27	2,513																					
FUS	408	100	408	37,974																					
TOTALS			2,288	2,043	190,150																				
EXTRA FEATURES			45681 PICKETT ST, CALLAHAN																						
L N	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	69	26	1,794.00	SF	10.50	10.50	100	1970	1970	3	20	3,767										
3	0752	USP	0 100	12	12	144.00	SF	15.00	15.00	100	1993	1993	3	20	432										
4	0940	SHEDS/PORT	0 100	12	14	168.00	SF	21.30	21.30	100	1990	1990	3	20	716										
5	0510	GARAGE WD-	0 100	32	14	448.00	SF	28.00	28.00	100	1992	1992	3	20	2,509										
6	0936	SEPTC TANK	0 0	0	0	2.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	12,000										
7	0940	SHEDS/PORT	0 100	20	12	240.00	SF	18.30	18.30	100	1992	1992	3	20	878										
8	0810	CONCRETE A	0 100	84	3	252.00	SF	6.50	6.50	100	2005	2005	3	87	1,425										
TOTAL OB/XF 21,727																									
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	2.98	AC		1.00	1.00	1.00	35,000.00	35,000.00	104,300								
2	006000	A	PAST1/HAY	0			0.00	0.00	7.90	AC		1.00	1.00	1.00	440.00	440.00	3,476								
3	009910	M	MKT. VAL. AG	0			0.00	0.00	7.90	AC		1.00	1.00	1.00	10,000.00	10,000.00	79,000								
REVIEW DATE 08/07/2020 BY KBA Total Acres: 10.88 Total Land Value: 107,776 Market: 79,000 Agricultural: 3,476 Common: 104,300 PRINTED 08/02/2023 BY SYS																									

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