PT OF LOT 17
IN OR 1913/1579
PICKETT ESTATES PB 2/27

STEFANIK RICHARD E & REBECCA L
45629 PICKETT ST
CALLAHAN, FL 32011

2023

32-2N-25-4020-0017-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

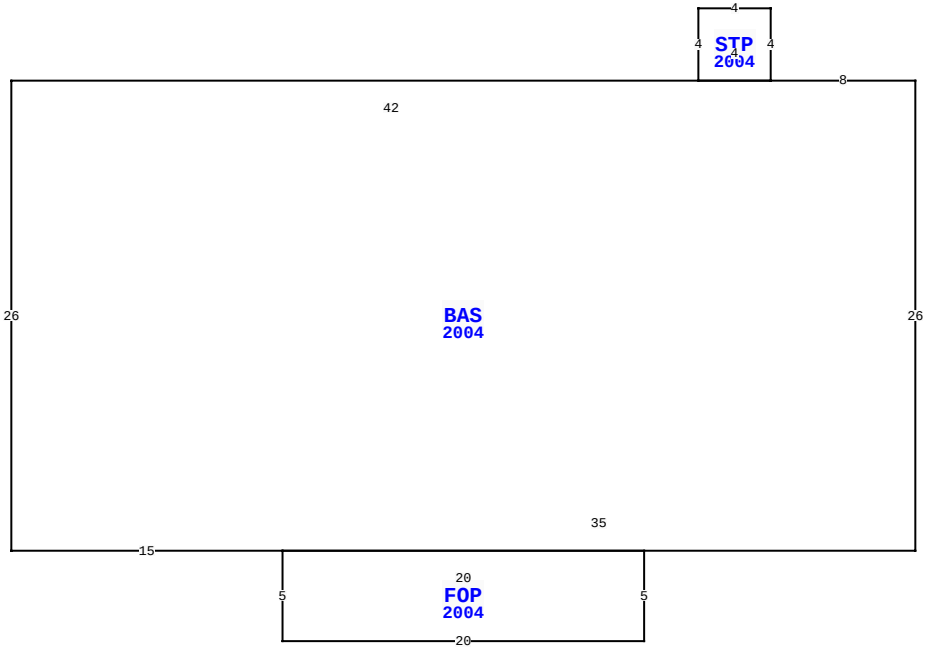
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1,300	129,739
FOP	100	30	30	2,994
STP	16	10	2	199
TOTALS	1,416		1,332	132,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,332	120.8480	109.07	145,281	2004	2004	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2016 Heated Area: 1300 HX Base Yr 2016



45629 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		132,932
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		35,700
TOTAL MARKET VALUE		168,632
SOH/AGL Deduction		66,635
ASSESSED VALUE		101,997
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		51,997
TOTAL JUST VALUE		168,632
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1913/1579	4/22/2014	WD	U	I	11	100

GRANTOR: LEONARD WILLIAM OTTO
GRANTEE: STEFANIK RICHARD E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W8 STP=[YR=2004] N4 W4 S4 E4 $ W42 S26 E15
FOP=[YR=2004] S5 E20 N5 W20$ E35 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100	0006	OR	0.00	0.00	1.02	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,700							

REVIEW DATE 11/12/2019 BY KBA Total Acres: 1.02 Total Land Value: 35,700 Market: 0 Agricultural: 0 Common: 35,700 PRINTED 08/02/2023 BY SYS