PT OF LOTS 18 & 19
IN OR 845/1257
R673554 & R673555

ARENDS ORLANDO & JULIEN L
PO BOX 1794
CALLAHAN, FL 32011-1794

2023

32-2N-25-4020-0018-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

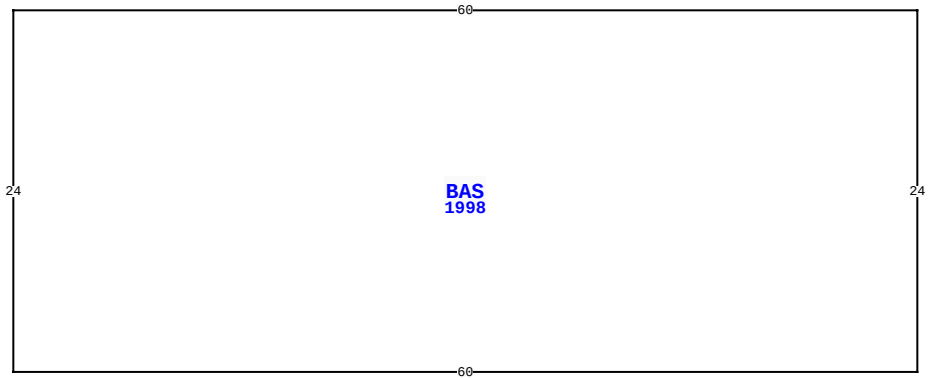
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	54,642
TOTALS	1,440		1,440	54,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,440	123.2000	86.24	124,186	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 1999 Heated Area: 1440 HX Base Yr 1999



45664 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		54,642
TOTAL MARKET OB/XF VALUE		11,533
TOTAL LAND VALUE - MARKET		50,050
TOTAL MARKET VALUE		116,225
SOH/AGL Deduction		58,360
ASSESSED VALUE		57,865
TOTAL EXEMPTION VALUE	HX HB	32,865
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		116,225
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0845/1257	8/20/1998	WD	Q	V		17,500

GRANTOR: HOLMES CARY & MARIE
GRANTEE: ARENDS ORLANDO & JU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W60 S24 E60 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	1243	WD DECK F	0	100	16	8	128.00	SF	8.00	8.00	100	2000	2000	3	20	205	
3	0751	UOP	0	100	60	8	480.00	SF	10.00	10.00	100	2004	2004	3	40	1,920	
4	0510	GARAGE WD-	0	100	0	0	320.00	SF	35.00	35.00	100	2016	2016	3	84	9,408	

LAND DESCRIPTION

TOTAL OB/XF 11,533

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.43	AC		1.00	1.00	1.00	35,000.00	35,000.00	50,050							

REVIEW DATE 06/02/2017 BY KBX Total Acres: 1.43 Total Land Value: 50,050 Market: 0 Agricultural: 0 Common: 50,050 PRINTED 08/02/2023 BY SYS