PT OF LOTS 19 & 20
IN OR 739/93
PICKETT ESTATES PBK 2/27

HOLMES JOHNNY C
45684 PICKETT STREET
CALLAHAN, FL 32011

2023

32-2N-25-4020-0019-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

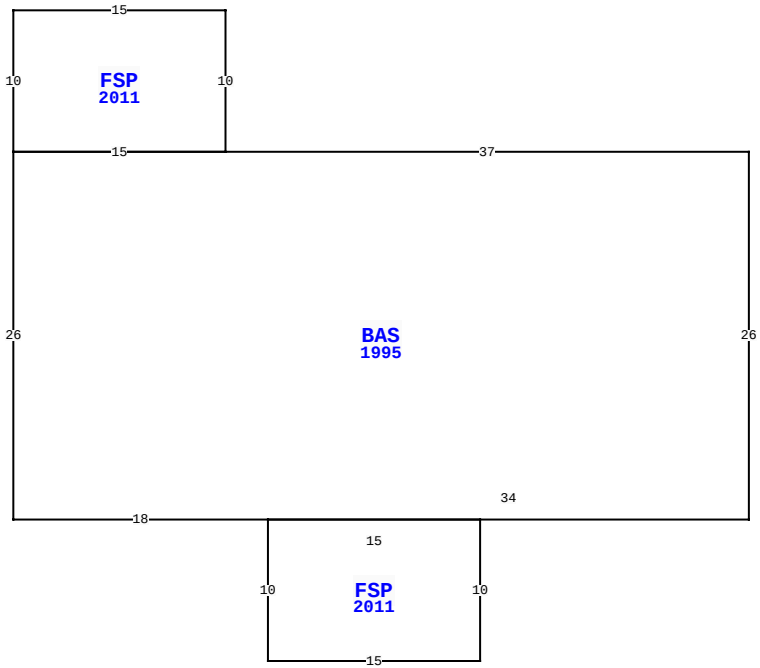
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,352	100	1,352	30,371
FSP	150	60	90	2,022
FSP	150	60	90	2,022
TOTALS	1,652		1,532	34,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,532	115.2000	74.88	114,716	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1352 HX Base Yr



45684 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		34,415
TOTAL MARKET OB/XF VALUE		8,910
TOTAL LAND VALUE - MARKET		72,900
TOTAL MARKET VALUE		116,225
SOH/AGL Deduction		58,308
ASSESSED VALUE		57,917
TOTAL EXEMPTION VALUE	HX HB WR	37,917
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		116,225
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E99	CHNGE SRVC	300	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0739/0093	9/13/1995	WD	U	V	01	100

GRANTOR: HOLMES CARY & MARIE

GRANTEE: HOLMES JOHNNY & PAT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W37 FSP=[YR=2011] N10 W15 S10 E15$ W15 S26 E18
FSP=[YR=2011] S10 E15 N10 W15$ E34 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
1	0510	GARAGE WD-	0	100	30	38	1,140.00	SF	24.85	24.85	100	1965	1965	3	20	5,666	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
3	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2004	2004	3	24	864	

LAND DESCRIPTION

TOTAL OB/XF 8,910

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	0006	OR	0.00	0.00	4.05	AC		1.00	1.00	1.00	18,000.00	18,000.00	72,900							

REVIEW DATE 06/02/2017 BY KBX Total Acres: 4.05 Total Land Value: 72,900 Market: 0 Agricultural: 0 Common: 72,900 PRINTED 08/02/2023 BY SYS