

PT OF LOTS 20 & 121
IN OR 2503/1541
PICKETT ESTATES PBK 2/27

CASSIDY RAYMOND W & LACEY
45708 PICKETT ST
CALLAHAN, FL 32011

2023

32-2N-25-4020-0020-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	05	AVERAGE 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

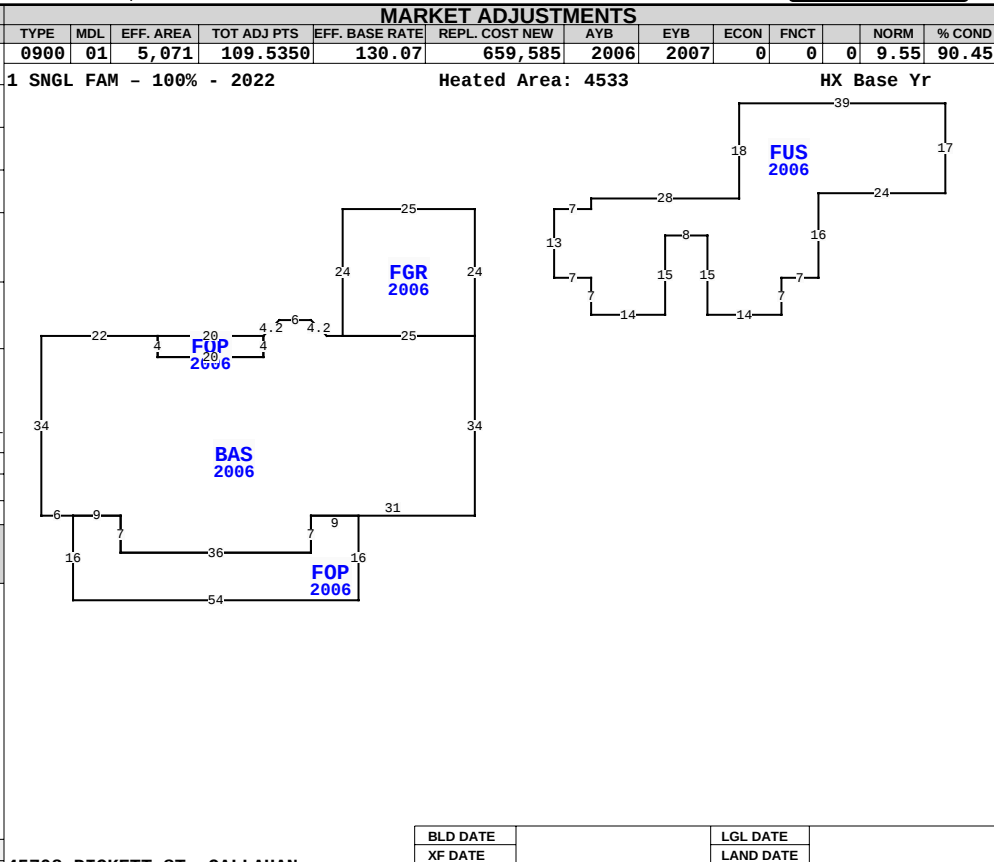
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,987	100	2,987	351,415
FGR	600	55	330	38,824
FOP	80	30	24	2,824
FOP	612	30	184	21,647
FUS	1,546	100	1,546	181,884

TOTALS	5,825		5,071	596,595
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	3,500.00
2	0811	CONCRETE B	0	100	0	0	671.00	SF 5.20	5.20
3	0861	POOL GUNIT	0	100	0	0	512.00	SF 85.00	85.00
4	0845	KOOL DECK	0	100	0	0	1,100.00	SF 7.25	7.25
5	0812	CONCRETE C	0	100	0	0	2,507.00	SF 4.00	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.26



TOTAL OB/XF									
48,749									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.26

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					596,595				
TOTAL MARKET OB/XF VALUE					48,749				
TOTAL LAND VALUE - MARKET					41,076				
TOTAL MARKET VALUE					686,420				
SOH/AGL Deduction					0				
ASSESSED VALUE					686,420				
TOTAL EXEMPTION VALUE					13				
BASE TAXABLE VALUE					0				
TOTAL JUST VALUE					686,420				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					452,464				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M14257	H/AC	0	11/20/2008
B22076	REMODEL	150,000	11/01/2008
B21947	DEMOLITION	12,000	10/01/2008
C16779	CO ISSUED	319,904	12/01/2005
B16779	NEW CONSTR	319,904	12/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2503/1541	10/06/2021	WD	Q	I	01	580,000	
GRANTOR: WILSON RONALD & TERRI							
GRANTEE: CASSIDY RAYMOND W &							
2154/0218	10/23/2017	QC	U	I	11	100	
GRANTOR: WILSON RONALD & TERRI							
GRANTEE: WILSON RONALD & TER							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2006] W25 S24 BAS=[YR=2006] W3 U3 L3 W6 D3 L3									
FOP=[YR=2006] W20 S4 E20 N4\$ S4 W20 N4 W22 S34 E6									
FOP=[YR=2006] S16 E54 N16 W9 S7 W36 N7 W9\$ E9 S7 E36 N7 E31									
N34 W25\$ E25 N24\$ PTR=E15 FUS=[YR=2006] E7 N2 E28 N18 E39 S17									
W24 S16 W7 S7 W14 N15 W8 S15 W14 N7 W7 N13\$ W15\$.									