PT OF LOTS 20 THRU 23
IN OR 1981/782
PICKETT ESTATES PB 2/27

MEHLHOFF CAROLE D
45740 PICKETT ST
CALLAHAN, FL 32011

**2023**

**32-2N-25-4020-0022-0020**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 04 | SINGLE SID 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

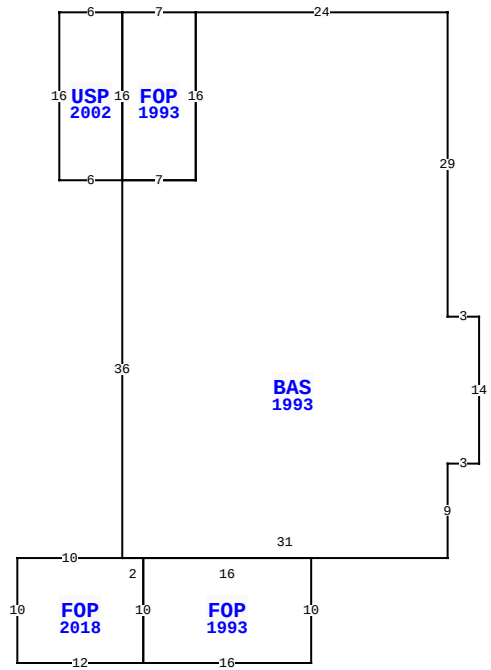
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,542 | 100 | 1,542 | 103,121 |
| FOP | 112 | 30 | 34 | 2,274 |
| FOP | 160 | 30 | 48 | 3,210 |
| FOP | 120 | 30 | 36 | 2,407 |
| USP | 96 | 30 | 29 | 1,940 |
| TOTALS | 2,030 | | 1,689 | 112,951 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,689 | 97.8000 | 88.26 | 149,071 | 1940 | 1970 | 0 | 0 | 0 | 24.23 | 75.77 |

1 SINGLE FAM – 100% - 2021 Heated Area: 1542 HX Base Yr 2021




45740 PICKETT ST, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/19/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 139,966 |
| TOTAL MARKET OB/XF VALUE | | 4,797 |
| TOTAL LAND VALUE - MARKET | | 111,360 |
| TOTAL MARKET VALUE | | 256,123 |
| SOH/AGL Deduction | | 66,803 |
| ASSESSED VALUE | | 189,320 |
| TOTAL EXEMPTION VALUE | HX HB WX SX | 105,000 |
| BASE TAXABLE VALUE | | 84,320 |
| TOTAL JUST VALUE | | 256,123 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 248,350 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18007198 | GARAGE | 51,384 | 09/01/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1981/0782 | 5/18/2015 | WD | Q | I | 01 | 150,000 |
| GRANTOR: PETTY PHYLLIS C ET AL | | | | | | |
| GRANTEE: MEHLHOFF BRETT E & | | | | | | |
| 1871/0912 | 6/17/2013 | FJ | U | I | 11 | 0 |
| GRANTOR: HOLMES ETHEL MARIE ES | | | | | | |
| GRANTEE: PETTY PHYLLIS C ET | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W24 FOP=[YR=1993] W7 USP=[YR=2002] W6 S16 E6 N16$ S16 E7 N16$ S16 W7 S36 FOP=[YR=2018] W10 S10 E12 FOP=[YR=1993] E16 N10 W16 S10$ N10 W2$ E31 N9 E3 N14 W3 N29$ .

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 9 | 18 | 162.00 | SF | 30.00 | 30.00 | 100 | 1970 | 1970 | 3 | 20 | 972 | |
| 2 | 0681 | POLE SHED | 0 | 100 | 20 | 16 | 320.00 | SF | 10.50 | 10.50 | 100 | 2000 | 2000 | 3 | 29 | 974 | |
| 3 | 0681 | POLE SHED | 0 | 100 | 16 | 12 | 192.00 | SF | 15.00 | 15.00 | 100 | 2000 | 2000 | 3 | 29 | 835 | |
| 4 | 0681 | POLE SHED | 0 | 100 | 21 | 22 | 462.00 | SF | 15.00 | 15.00 | 100 | 1980 | 1980 | 3 | 20 | 1,386 | |
| 5 | 0940 | SHEDS/PORT | 0 | 100 | 21 | 10 | 210.00 | SF | 15.00 | 15.00 | 100 | 1980 | 1980 | 3 | 20 | 630 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,797

| 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 | | 0.00 | 0.00 | 6.96 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 111,360 | | | | | | | |

REVIEW DATE 03/12/2019 BY KB Total Acres: 6.96 Total Land Value: 111,360 Market: 0 Agricultural: 0 Common: 111,360 PRINTED 08/02/2023 BY SYS

PT OF LOTS 20 THRU 23
IN OR 1981/782
PICKETT ESTATES PB 2/27

MEHLHOFF CAROLE D
45740 PICKETT ST
CALLAHAN, FL 32011

**2023**

**32-2N-25-4020-0022-0020**

## 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 | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

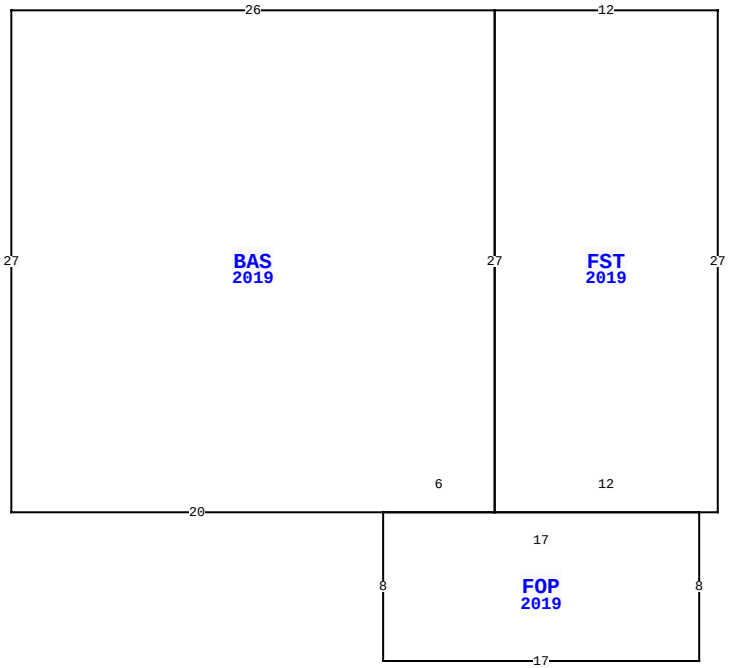
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 702 | 100 | 702 | 20,591 |
| FOP | 136 | 30 | 41 | 1,203 |
| FST | 324 | 55 | 178 | 5,222 |
| TOTALS | 1,162 | | 921 | 27,015 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 921 | 86.4000 | 30.24 | 27,851 | 2019 | 2019 | 0 | 0 | 0 | 3.00 | 97.00 |

2 GARAGE RES – 100% - 2021 Heated Area: 702 HX Base Yr 2021




45740 PICKETT ST, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/19/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

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| TOTAL MARKET VALUE | | 256,123 |
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|---|---|---|---|---|---|---|
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| GRANTOR: PETTY PHYLLIS C ET AL | | | | | | |
| GRANTEE: MEHLHOFF BRETT E & | | | | | | |
| 1871/0912 | 6/17/2013 | FJ | U | I | 11 | 0 |
| GRANTOR: HOLMES ETHEL MARIE ES | | | | | | |
| GRANTEE: PETTY PHYLLIS C ET | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FST=[YR=2019] W12 BAS=[YR=2019] W26 S27 E20 FOP=[YR=2019] S8 E17 N8 W17$ E6 N27$ S27 E12 N27$.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 03/12/2019 BY KB Total Acres: 6.96 Total Land Value: 111,360 Market: 0 Agricultural: 0 Common: 111,360 PRINTED 08/02/2023 BY SYS