PT LOT 24 IN OR 2652/821 (EX
PT IN OR 1449/1015)
PICKETT ESTATES PBK 2/27

SIMONTON CHRISTOPHER J
45792 PICKETT ST
CALLAHAN, FL 32011

2023

32-2N-25-4020-0024-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

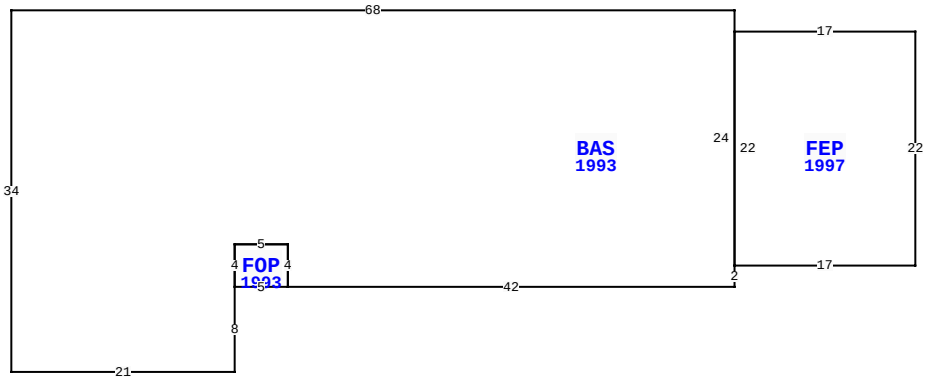
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,916	100	1,916	174,780
FEP	374	80	299	27,275
FOP	20	30	6	547
TOTALS	2,310		2,221	202,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,221	112.1400	133.17	295,771	1979	1979	0	0	0	31.50	68.50

1 SNGL FAM – 100% - 2017 Heated Area: 1916 HX Base Yr 2017



45792 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		229,916
TOTAL MARKET OB/XF VALUE		6,233
TOTAL LAND VALUE - MARKET		58,680
TOTAL MARKET VALUE		294,829
SOH/AGL Deduction		103,309
ASSESSED VALUE		191,520
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		141,520
TOTAL JUST VALUE		294,829
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R970587	REPAIR/RRF	3,217	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2652/821	6/28/2023	QC	U	I	11	100
GRANTOR: SIMONTON TABITHA L						
GRANTEE: SIMONTON CHRISTOPHE						
2064/0446	8/04/2016	WD	Q	I	01	259,900
GRANTOR: DEVILLE LESLIE W & VI						
GRANTEE: SIMONTON TABITHA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W68 S34 E21 N8 FOP=[YR=1993] E5 N4 W5 S4$ N4 E5 S4 E42 N2 FEP=[YR=1997] E17 N22 W17 S22 $ 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	0811	CONCRETE B	0	100	0	0	146.00	SF	5.20	5.20	100	1980	1980	3	35	266	
2	0940	SHEDS/PORT	0	100	0	0	242.00	SF	30.00	30.00	100	1991	1991	3	20	1,452	
3	0351	CARPORT MT	0	100	0	0	811.00	SF	10.00	10.00	100	1991	1991	3	20	1,622	
9	0940	SHEDS/PORT	0	100	12	12	144.00	SF	21.30	21.30	100	1998	1998	3	20	613	
10	0350	CARPORT WD	0	100	14	13	182.00	SF	8.58	8.58	100	1998	1998	3	20	312	
11	0300	BOAT DCK W	0	100	25	6	150.00	SF	40.00	40.00	100	1990	1990	3	20	1,200	
12	0300	BOAT DCK W	0	100	12	8	96.00	SF	40.00	40.00	100	1990	1990	3	20	768	

LAND DESCRIPTION

TOTAL OB/XF 6,233

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	3.26	AC		1.00	1.00	1.00	18,000.00	18,000.00	58,680							

REVIEW DATE 06/02/2017 BY KBX Total Acres: 3.26 Total Land Value: 58,680 Market: 0 Agricultural: 0 Common: 58,680 PRINTED 08/02/2023 BY SYS

PT LOT 24 IN OR 2652/821 (EX
PT IN OR 1449/1015)
PICKETT ESTATES PBK 2/27

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2023

32-2N-25-4020-0024-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

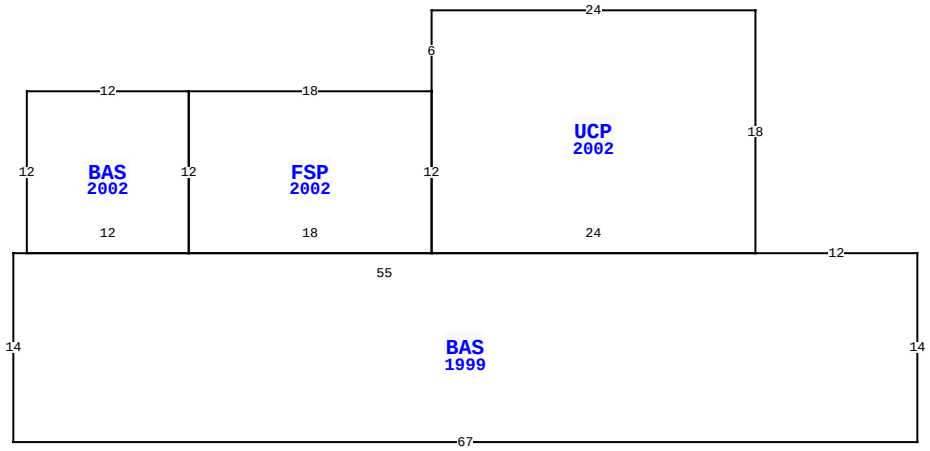
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	938	100	938	19,737
BAS	144	100	144	3,030
FSP	216	60	130	2,735
UCP	432	20	86	1,810
TOTALS	1,730		1,298	27,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,298	107.9000	70.14	91,042	1990	1990	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2017 Heated Area: 1082 HX Base Yr 2017



45792 PICKETT ST, CALLAHAN

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TOTAL JUST VALUE		294,829
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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2064/0446	8/04/2016	WD	Q	I	01	259,900
GRANTOR: DEVILLE LESLIE W & VI						
GRANTEE: SIMONTON TABITHA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W12 UCP=[YR=2002] N18 W24 S6 FSP=[YR=2002] W18 BAS=[YR=2002] W12 S12 E12 N12$ S12 E18 N12$ S12 E24$ W55 S14 E67 N14$.

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 06/02/2017 BY KBX Total Acres: 3.26 Total Land Value: 58,680 Market: 0 Agricultural: 0 Common: 58,680 PRINTED 08/02/2023 BY SYS