LOT 25 (EX PT IN OR 726/912,
OR 1711/1499 & EX UTIL ESMT IN
OR 745/686 & EX R/W IN

WILSON-BELL DIANA M
45824 PICKETT ST
CALLAHAN, FL 32011

2023

32-2N-25-4020-0025-0000

BUILDING CHARACTERISTICS

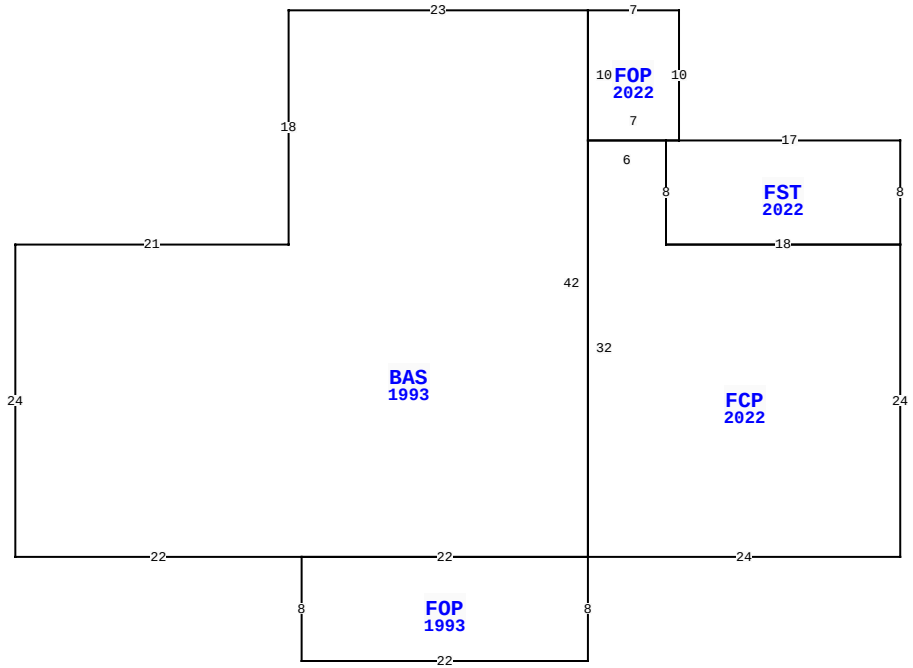
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,470	100	1,470	91,332
FCP	624	25	156	9,693
FOP	176	30	53	3,293
FOP	70	30	21	1,305
FST	144	55	79	4,908
TOTALS	2,484		1,779	110,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,779	93.0300	83.96	149,365	1954	1985	0	0	0	26.00	74.00

1 SINGLE FAM – 0% - 0 Heated Area: 1470 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

45824 PICKETT ST, CALLAHAN

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	110,530
TOTAL MARKET OB/XF VALUE	182
TOTAL LAND VALUE - MARKET	80,850
TOTAL MARKET VALUE	191,562
SOH/AGL Deduction	47,006
ASSESSED VALUE	144,556
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,556
TOTAL JUST VALUE	191,562
NCON VALUE	13,072
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,538

(30X40) MODULAR METAL FGR

PRCL:0:9: MISC STRG = NV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2308686	GARAGE	79,776	07/07/2023
B951878	NEW CONSTR	100,000	04/01/1995
6478	REPAIR/RRF	2,688	05/18/1990
B2306868	(19) WINDOWS	23,635	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/1016	3/13/2023	WD	Q	I	01	299,000
GRANTOR: THOMPSON DARRELL & BE						
GRANTEE: WILSON-BELL DIANA M						
2611/0718	11/30/2022	QC	U	I	11	100
GRANTOR: THOMPSON DARRELL ET A						
GRANTEE: THOMSPN DARRELL & B						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2022] W17 FOP=[YR=2022] N10 W7 BAS=[YR=1993] W23 S18 W21 S24 E22 FOP=[YR=1993] S8 E22 N8 FCP=[YR=2022] E24 N24 W18 N8 W6 S32$ W22$ E22 N42$ S10 E7$ W1 S8 E18 N8$.

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
2	0810	CONCRETE A	0	0	8	10	80.00	SF	6.50	6.50	100	1980	1980	3	35	182	

LAND DESCRIPTION

TOTAL OB/XF 182

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	0		OR	0.00	0.00	2.31	AC		1.00	1.00	1.00	35,000.00	35,000.00	80,850							

REVIEW DATE 07/21/2023 BY KWX Total Acres: 2.31 Total Land Value: 80,850 Market: 0 Agricultural: 0 Common: 80,850 PRINTED 08/02/2023 BY SYS