LOT 2
IN OR 1699/926
ROSEWOOD SUB PB 3/65

CLAXTON MICHAEL JR
54227 ROSE ST
CALLAHAN, FL 32011

2023

33-2N-25-4040-0002-0000

BUILDING CHARACTERISTICS

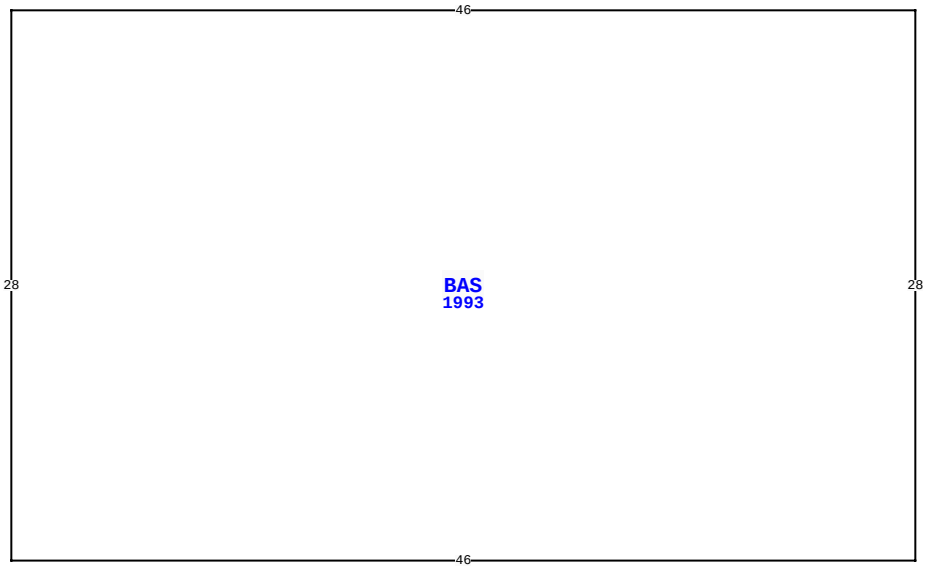
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 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	1,288	100	1,288	102,350
TOTALS	1,288		1,288	102,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,288	106.0800	95.74	123,313	1988	1988	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 2011 Heated Area: 1288 HX Base Yr 2011



54227 ROSE ST, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		102,350
TOTAL MARKET OB/XF VALUE		6,626
TOTAL LAND VALUE - MARKET		25,988
TOTAL MARKET VALUE		134,964
SOH/AGL Deduction		56,345
ASSESSED VALUE		78,619
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		28,619
TOTAL JUST VALUE		134,964
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1225564	ELEC OTHER	0	11/01/2012
2683	H/AC	2,250	08/16/1988
5294	NEW CONSTR	1,900	08/16/1988
4385	N/A	39,080	09/22/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1699/0926	9/14/2010	QC	U	I	11	100
GRANTOR: CLAXTON MICHAEL JR						
GRANTEE: CLAXTON MICHAEL JR						
1698/0132	8/23/2010	QC	U	I	11	100
GRANTOR: CLAXTON MICHAEL JR						
GRANTEE: CLAXTON MICHAEL JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 S28 E46 N28$.

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	31	30	930.00	SF	35.00	35.00	100	1980	1980	3	20	6,510	
2	0810	CONCRETE A	0	100	6	6	36.00	SF	6.50	6.50	100	1985	1985	3	49.5	116	

LAND DESCRIPTION

TOTAL OB/XF 6,626

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	000100	C	SFR	100		OR	0.00	0.00	0.33	AC		1.00	1.00	2.25	35,000.00	78,750.00	25,988							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.33 Total Land Value: 25,988 Market: 0 Agricultural: 0 Common: 25,988 PRINTED 08/02/2023 BY SYS