

PT OF SEC 42-2N-25E
IN OR 2183/1864
(EX R/W OR 1041/1016)

HARDEN LINDA
450540 SR 200
CALLAHAN, FL 32011

2023

42-2N-25-0000-0017-0030



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	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

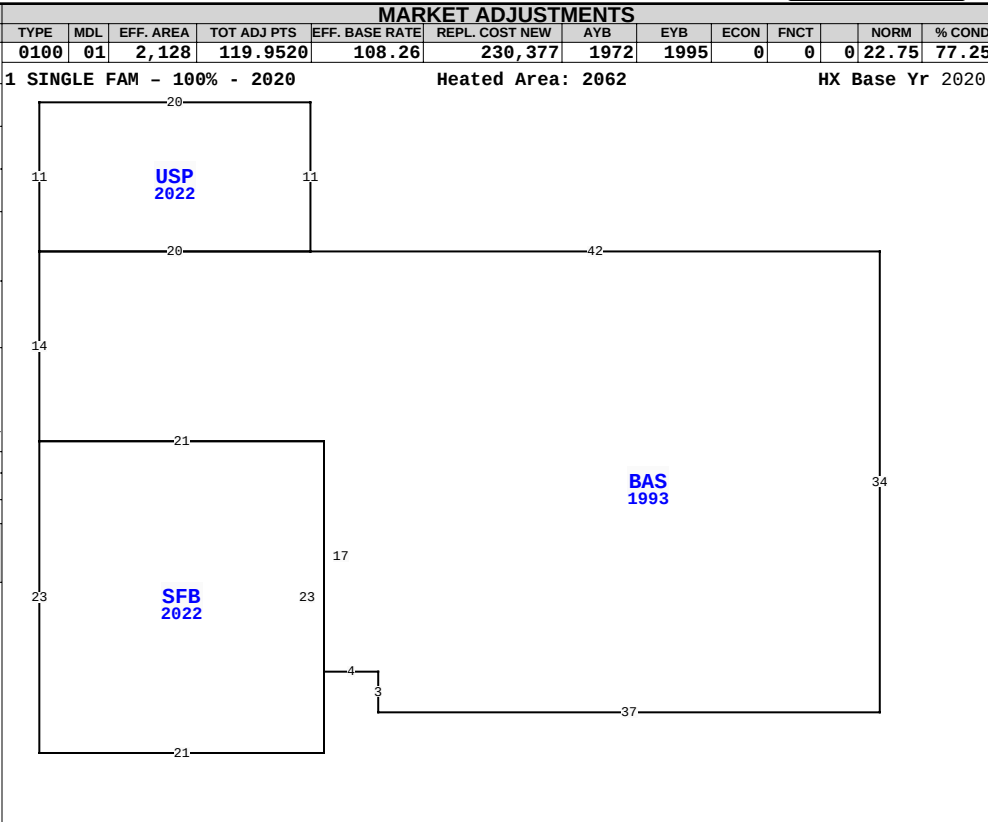
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,676	100	1,676	140,165
SFB	483	80	386	32,281
USP	220	30	66	5,520

TOTALS	2,379		2,128	177,966
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0511	GARAGE CB-	0 100	20	30	600.00	SF	40.00	
4	0810	CONCRETE A	0 100	0	0	761.00	SF	6.50	
5	1127	BRICK 8"	0 100	2	60	120.00	SF	11.00	

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	0004	OR	0.00	0.00	1.90

REVIEW DATE	11/14/2022	BY	KW
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450540 SR 200, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	0511	GARAGE CB-	0 100	20	30	600.00	SF	40.00	40.00	100	2005	2005	3	87	20,880	
4	0810	CONCRETE A	0 100	0	0	761.00	SF	6.50	6.50	100	1980	1980	3	35	1,731	
5	1127	BRICK 8"	0 100	2	60	120.00	SF	11.00	11.00	100	1980	1980	3	75	990	

TOTAL OB/XF										25,316						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.90	AC		1.00	1.00	1.00	35,000.00	35,000.00

Total Acres: 1.90	Total Land Value: 66,500	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 3	6
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE		201,970			
TOTAL MARKET OB/XF VALUE		25,316			
TOTAL LAND VALUE - MARKET		66,500			
TOTAL MARKET VALUE		293,786			
SOH/AGL Deduction		166,300			
ASSESSED VALUE		127,486			
TOTAL EXEMPTION VALUE		HX HB WX 55,000			
BASE TAXABLE VALUE		72,486			
TOTAL JUST VALUE		293,786			
NCON VALUE		30,145			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		216,952			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313489	REPAIR/RRF	2,000	05/01/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2183/1864	3/15/2018	WD Q	I	I	01
GRANTOR: ZAHN EDWARD R ET AL					SALE PRICE 135,000
GRANTEE: HARDEN ERNEST & LIN					
2183/0004	3/07/2018	WD U	I	I	11
GRANTOR: ZAHN EDWARD R ET AL					100
GRANTEE: ZAHN EDWARD R ET AL					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W42 USP=[YR=2022] N11 W20 S11 E20\$ W20 S14 SFB=[YR=2022] S23 E21 N23W21\$ E21 S17 E4 S3 E37 N34\$.					

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