PT OF LOT 7 (S-2 S-3 & S-4)
OR 72/398 OR559/1111 OR610/843
EX R/W OR 1137/1239

LONG DOLORES DEEN L/E/
450273 STATE ROAD 200
CALLAHAN, FL 32011

2023

47-2N-25-4080-0007-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	03	Quality Level 03

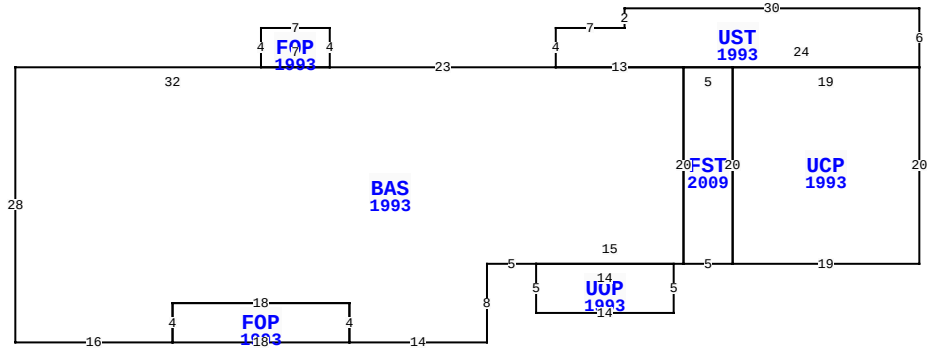
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,672	100	1,672	91,604
FOP	28	30	8	439
FOP	72	30	22	1,205
FST	100	55	55	3,013
UCP	380	20	76	4,164
UOP	70	20	14	767
UST	208	45	94	5,150
TOTALS	2,530		1,941	106,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,941	88.2980	79.69	154,678	1956	1975	0	0	0	31.25	68.75

1 SINGLE FAM – 100% - 0 Heated Area: 1672 HX Base Yr



450273 SR 200, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		106,341
TOTAL MARKET OB/XF VALUE		5,541
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		181,882
SOH/AGL Deduction		96,677
ASSESSED VALUE		85,205
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		30,205
TOTAL JUST VALUE		181,882
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2501/0080	6/21/2021	LE	U	I	11	100
GRANTOR: LONG DOLORES DEEN						
GRANTEE: LONG GLENN FERRELL						
2490/1946	6/21/2021	LE	U	I	11	100
GRANTOR: LONG DOLORES DEEN						
GRANTEE: LONG GLENN FERRELL						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W30 S2 W7 S4 BAS=[YR=1993] W23 FOP=[YR=1993] N4 W7 S4 E7 $ W32 S28 E16 FOP=[YR=1993] E18 N4 W18 S4 $ N4 E18 S4 E14 N8 E5 UOP=[YR=1993] S5 E14 N5 W14 $ E15 N20 W13 $ E13FST=[YR=2009] E5 UCP=[YR=1993] S20 E19 N20 W19 $S20 W5 N20$ E24 N6 $.

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	16	20	320.00	SF	35.00	35.00	100	1982	1982	3	20	2,240	
2	0940	SHEDS/PORT	0	100	12	30	360.00	SF	30.00	30.00	100	1998	1998	3	20	2,160	
3	0810	CONCRETE A	0	100	0	0	228.00	SF	6.50	6.50	100	1998	1998	3	77	1,141	

LAND DESCRIPTION

TOTAL OB/XF 5,541

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		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS