

PT OF LOTS 9 & 26 W 100 FT
OF LOTS 11 & 25 & PT OF
MEADOWBROOK AVE LYING S OF

VANZANT ROLLAND H & DELORES P
450298 SR 200
CALLAHAN, FL 32011

2023

47-2N-25-4080-0009-0030



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	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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	08
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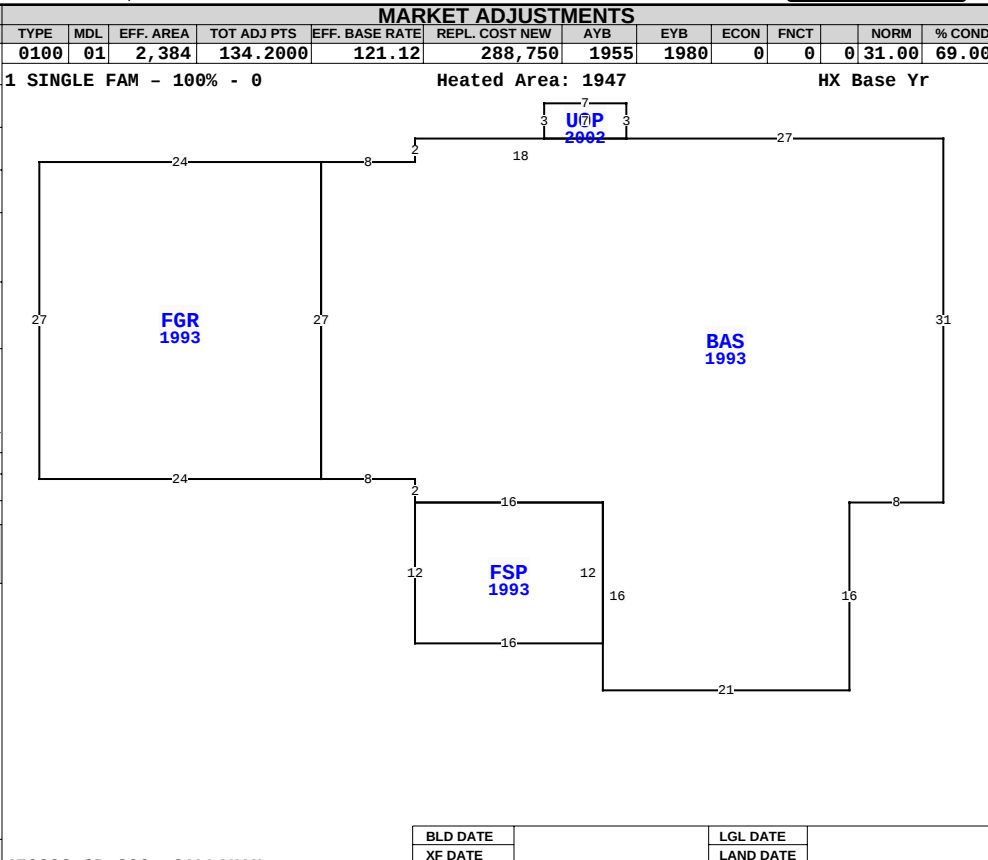
NEIGHBORHOOD/LOC	8009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,947	100	1,947	162,716
FGR	648	55	356	29,752
FSP	192	40	77	6,435
UOP	21	20	4	334

TOTALS	2,808		2,384	199,238
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997
2	0810	CONCRETE A	0 100	0	0	357.00	SF	6.50	6.50	100	1997
3	0510	GARAGE WD-	0 100	14	32	448.00	SF	35.00	35.00	100	1988
4	0351	CARPORT MT	0 100	54	24	1,296.00	SF	10.00	10.00	100	2007

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	1.00	AC	
2	005000	C	RURAL HOME	0	0004		0.00	0.00	1.00	AC	
3	005500	A	TIMBER 2 SI	0			0.00	0.00	5.06	AC	
4	005902	A	HARDWOOD SI	0			0.00	0.00	10.00	AC	
5	009910	M	MKT. VAL. AG	0			0.00	0.00	15.06	AC	



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

TOTAL OB/XF											
12,247											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	1.00	AC	
2	005000	C	RURAL HOME	0	0004		0.00	0.00	1.00	AC	
3	005500	A	TIMBER 2 SI	0			0.00	0.00	5.06	AC	
4	005902	A	HARDWOOD SI	0			0.00	0.00	10.00	AC	
5	009910	M	MKT. VAL. AG	0			0.00	0.00	15.06	AC	

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	199,238		
TOTAL MARKET OB/XF VALUE	12,247		
TOTAL LAND VALUE - MARKET	280,840		
TOTAL MARKET VALUE	286,018		
SOH/AGL Deduction	135,165		
ASSESSED VALUE	150,853		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	100,853		
TOTAL JUST VALUE	492,325		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	242,886		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24743	DEMOLITION	2,500	05/01/2011
E984423	CHNGE SRVC	300	02/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0645/0505	12/31/1991	WD	Q	I		60,000	
GRANTOR: VANZANT IRIS M							
GRANTEE: VANZANT ROLLAND & D							
0610/1017	10/26/1990	WD	U	I	01	100	
GRANTOR: VANZANT IRIS M							
GRANTEE: VANZANT IRIS M							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W27 UOP=[YR=2002] N3 W7 S3 E7\$ W18 S2 W8											
FGR=[YR=1993] W24 S27 E24 N27\$ S27 E8 S2 FSP=[YR=1993] S12											
E16 N12 W16\$ E16 S16 E21 N16 E8 N31\$.											