

PT OF LOTS 14 & 15
& PT ABANDONED RR
(EX S-5 & PT OR 2467/795 &

MARTINEZ ANTHONY MICHAEL/ARTINEZ ALLYSON NICOLE
450357 SR 200
CALLAHAN, FL 32011

2023

47-2N-25-4080-0014-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 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	06	Quality Level 06
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	1,866	100	1,866	203,080
FGR	496	55	273	29,711
FOP	35	30	10	1,089
FST	64	55	35	3,809

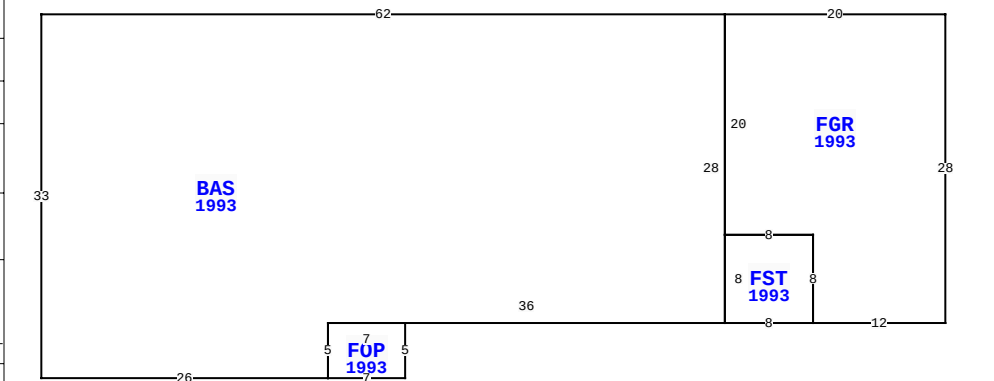
TOTALS	2,461		2,184	237,688
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EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3

LAND DESCRIPTION													
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
1	000115	C	SFR ACRES	100		OR	0.00	0.00	4.48	AC		1.00	1.00

REVIEW DATE 07/27/2021 BY KBA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,184	148.8767	134.36	293,442	1982	2000	0	0	0	19.00	81.00	
1 SINGLE FAM - 100% - 2021 Heated Area: 1866 HX Base Yr 2021													



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

450357 SR 200, CALLAHAN

TOTAL OB/XF													
1,890													

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1,890													

Total Acres: 4.48 Total Land Value: 80,640 Market: 0 Agricultural: 0 Common: 80,640

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													
PAGE 1 of 1													
STANDARD													
VALUATION BY													
Tax Group: 6 Tax Dist:													
BUILDING MARKET VALUE 237,688													
TOTAL MARKET OB/XF VALUE 1,890													
TOTAL LAND VALUE - MARKET 80,640													
TOTAL MARKET VALUE 320,218													
SOH/AGL Deduction 59,662													
ASSESSED VALUE 260,556													
TOTAL EXEMPTION VALUE 50,000													
BASE TAXABLE VALUE 210,556													
TOTAL JUST VALUE 320,218													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 281,207													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11818	REPAIR/RRF	800	04/01/2009
6881	CARPORT	2,681	12/04/1990

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2381/1243	7/31/2020	WD	Q	I	01	295,000			
GRANTOR: PAYNE WILLIAM PAUL JR									
GRANTEE: MARTINEZ ANTHONY MI									
1310/0301	4/15/2005	QC	U	I	18	100			
GRANTOR: COPLEY RUTH									
GRANTEE: COPLEY RUTH L/E									

BUILDING NOTES													
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BUILDING DIMENSIONS													
FGR=[YR=1993] W20 BAS=[YR=1993] W62 S33 E26 FOP=[YR=1993] E7 N5 W7 S5 \$ N5 E36 FST=[YR=1993] E8 N8 W8 S8 \$ N28 \$ S20 E8 S8 E12 N28 \$.													