

W273 FT OF LOT 16 (S-1 & S-4)
FT OF LOT 15 SO OF SR 200
E149 FT OF LOT 15 SO

CLAYTON CLAUDIA J & DARWIN L
450370 STATE ROAD 200
CALLAHAN, FL 32011

2023

47-2N-25-4080-0016-0010



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	12	HARDWOOD 100
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	04	Quality Level 04
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	1,092	100	1,092	96,875
FSP	228	40	91	8,073
FST	84	55	46	4,081
TOTALS	1,404		1,229	109,029

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	0	0	120.00	SF	20.10	20.10	100	1980
2	0680	POLE SHED	0 100	0	0	168.00	SF	10.00	10.00	100	1980
3	0681	POLE SHED	0 100	15	35	525.00	SF	15.00	15.00	100	1985
4	0351	CARPORT MT	0 100	22	20	440.00	SF	10.00	10.00	100	1990

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	000100	C	SFR	100		OR	0.00	0.00	2.47	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,229	142.4640	128.57	158,013	1963	1980	0	0	0 31.00	69.00
1 SINGLE FAM - 100% - 2022											
Heated Area: 1092											
HX Base Yr 2022											
42 26 26 42 12 7 19 12 BAS 1993 FST 1993 FSP 2008											

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

TOTAL OB/XF											
3,273											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		109,029	
TOTAL MARKET OB/XF VALUE		3,273	
TOTAL LAND VALUE - MARKET		86,450	
TOTAL MARKET VALUE		198,752	
SOH/AGL Deduction		15,975	
ASSESSED VALUE		182,777	
TOTAL EXEMPTION VALUE		HX HB DD 60,000	
BASE TAXABLE VALUE		122,777	
TOTAL JUST VALUE		198,752	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		179,229	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2488/1617	6/30/2021	WD	Q	I	01	230,000	
GRANTOR: THOMAS MYRON ET AL							
GRANTEE: CLAYTON CLAUDIA J &							
2366/0422	6/01/2020	LE	U	I	11	100	
GRANTOR: THOMAS RUBY E							
GRANTEE: THOMAS MARK & DEBRA							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W42 S26 E42 FSP=[YR=2008] E12 N19											
FST=[YR=1993] N7 W12 S7E12\$ W12 S19\$ N26\$.											