PT OF 16 & 17 SO OF RD
IN OR 1224/1421& OR 2295/1551
CASE#45-2003-DR-000704-AXXX-YX

THOMAS JOSEPHINE
450384 SR 200
CALLAHAN, FL 32011

2023

47-2N-25-4080-0016-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 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
Occupancy	00	NONE 100
Quality	01	Quality Level 01

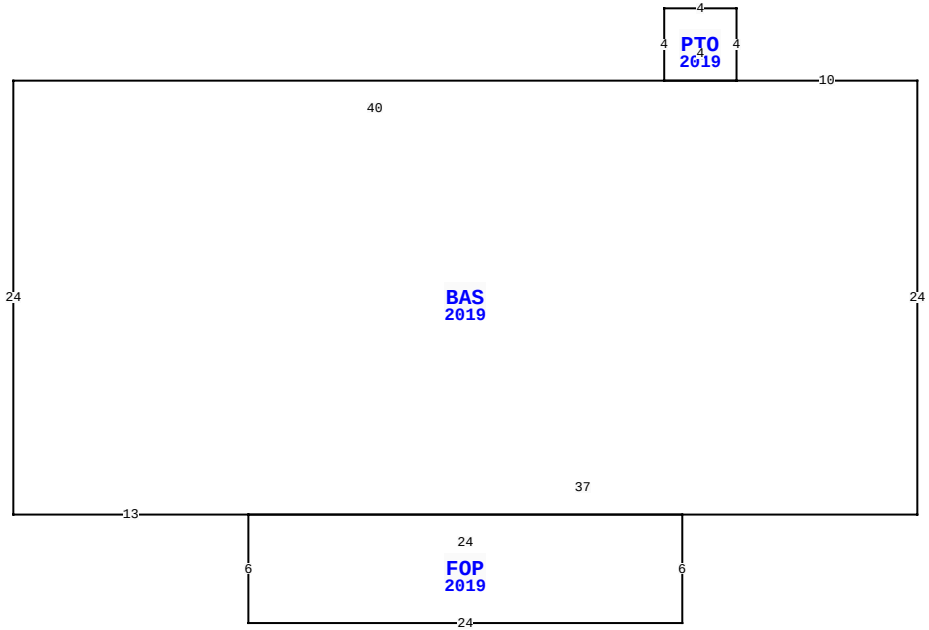
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	153,430
FOP	144	30	43	5,497
PTO	16	5	1	128
TOTALS	1,360		1,244	159,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,244	108.7560	129.15	160,663	2019	2019	0	0	0	1.00	99.00

2 SNGL FAM – 100% - 2010 Heated Area: 1200 HX Base Yr 2010



450384 SR 200, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		159,056
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		194,056
SOH/AGL Deduction		71,120
ASSESSED VALUE		122,936
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		72,936
TOTAL JUST VALUE		194,056
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007227	CO ISSUED	0	07/26/2019
18001127	DEMOLITION	2,600	07/01/2018
18002448	NEW CONSTR	145,581	07/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2295/1551	8/01/2019	QC	U	I	11	100
GRANTOR: SMITH JANICE COURTNEY						
GRANTEE: DOUGLAS JOSEPHINE C						
0825/0569	3/06/1998	WD	U	I	01	100
GRANTOR: THOMAS LONNIE H & LIL						
GRANTEE: DOUGLAS ROBERT & JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W10 PTO=[YR=2019] N4 W4 S4 E4$ W40 S24 E13
FOP=[YR=2019] S6 E24 N6 W24$ E37 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 08/07/2019 BY KB Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS