S-3 & S-5 OF LOTS 28 & 29
IN OR 1782/1289
EX R/W OR 1088/1771

LORENZO SOL TRUSTEE
450262 SR 200
CALLAHAN, FL 32011

2023

47-2N-25-4080-0028-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

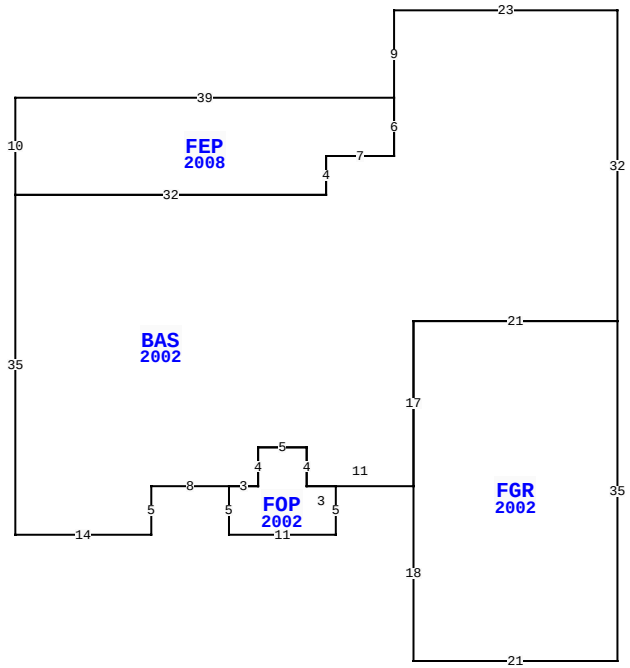
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	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	2,018	100	2,018	199,747
FEP	362	80	290	28,705
FGR	735	55	404	39,989
FOP	75	30	22	2,178
TOTALS	3,190		2,734	270,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,734	98.0640	116.45	318,374	2002	2002	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2012 Heated Area: 2018 HX Base Yr 2012



450262 SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		270,618
TOTAL MARKET OB/XF VALUE		14,503
TOTAL LAND VALUE - MARKET		129,351
TOTAL MARKET VALUE		414,472
SOH/AGL Deduction		208,876
ASSESSED VALUE		205,596
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		155,596
TOTAL JUST VALUE		414,472
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5479	H/AC	0	11/01/2001
B018822	NEW CONSTR	139,900	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1782/1289	3/01/2012	WD	U	I	30	100
GRANTOR: LORENZO SOL & CARMEN						
GRANTEE: LORENZO SOL TRUSTEE						
1545/1430	1/10/2008	WD	Q	I		350,000
GRANTOR: CHICK WILLIAM L & SUS						
GRANTEE: LORENZO SOL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W23 S9 FEP=[YR=2008] W39 S10 E32 N4 E7 N6 $ S6 W7 S4 W32 S35 E14 N5 E8 FOP=[YR=2002] S5 E11 N5 W3 N4 W5 S4 W3 $ E3 N4 E5 S4 E11 FGR=[YR=2002] S18 E21 N35 W21 S17 $ N17 E21 N32 $.

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	0811	CONCRETE B	0	100	0	0	737.00	SF	5.20	5.20	100	2002	2002	3	83	3,181	
2	0812	CONCRETE C	0	100	0	0	3,074.00	SF	4.00	4.00	100	2008	2008	3	90	11,066	
3	0462	ST/AL FNC	0	100	0	0	40.00	SF	10.00	10.00	100	2010	2010	3	64	256	

LAND DESCRIPTION

TOTAL OB/XF 14,503

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	8.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	128,000							
2	009640	C	HDWD	0			0.00	0.00	7.72	AC		1.00	1.00	1.00	175.00	175.00	1,351							

REVIEW DATE 12/04/2019 BY KBA Total Acres: 15.72 Total Land Value: 129,351 Market: 0 Agricultural: 0 Common: 129,351 PRINTED 08/02/2023 BY SYS