SUB C OF LOT 9
IN OR 673 PG 1101
ANNEXATION ORDINANCE #1-0-1992

MCKELVY RONALD & DEBORAH
45036 MAHONEY STREET
CALLAHAN, FL 32011

2023

49-2N-25-4100-0009-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

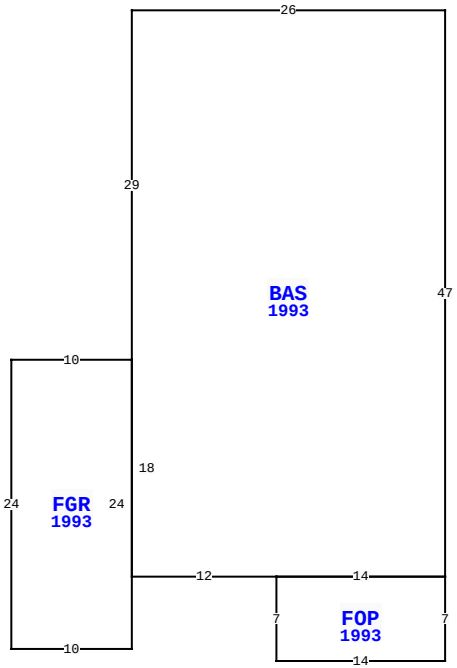
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	30	VINYL 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,222	100	1,222	106,424
FGR	240	55	132	11,496
FOP	98	30	29	2,526
TOTALS	1,560		1,383	120,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,383	116.8960	105.50	145,906	1992	1997	0	0	0	17.45	82.55

1 SINGLE FAM – 100% - 0 Heated Area: 1222 HX Base Yr



45036 MAHONEY ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		120,445
TOTAL MARKET OB/XF VALUE		2,844
TOTAL LAND VALUE - MARKET		62,500
TOTAL MARKET VALUE		185,789
SOH/AGL Deduction		87,367
ASSESSED VALUE		98,422
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		48,422
TOTAL JUST VALUE		185,789
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4614R	REPAIR/RRF	0	10/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
6713/8325	12/03/1992	WD	Q	V		22,000
GRANTOR: COLSEN MARIE F						
GRANTEE: RIVER CITY HOMES &						
0673/1101	1/12/1993	WD	Q	I		58,500
GRANTOR: RIVER CITY HOMES						
GRANTEE: MCKELVY RONALD & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S29 FGR=[YR=1993] W10 S24 E10 N24 $ S18 E12
FOP=[YR=1993] S7 E14 N7 W14 $ E14 N47 $.

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	549.00	SF	5.20	5.20	100	1992	1992	3	66	1,884	
2	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00	30.00	100	2000	2000	3	20	960	

LAND DESCRIPTION

TOTAL OB/XF 2,844

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	000100	C	SFR	100	0006	RS-1	125.00	190.00	125.00	FF		1.00	1.00	1.00	500.00	500.00	62,500							

REVIEW DATE 05/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 62,500 Market: 0 Agricultural: 0 Common: 62,500 PRINTED 08/02/2023 BY SYS