PT OF LOT 11 (S-6)
IN OR 2024/969
1985 CHEN DW/MH

VAN DER BIEZEN MARLENE E
45909 PICKETT STREET
CALLAHAN, FL 32011

**2023**

**49-2N-25-4100-0011-0060**

## BUILDING CHARACTERISTICS

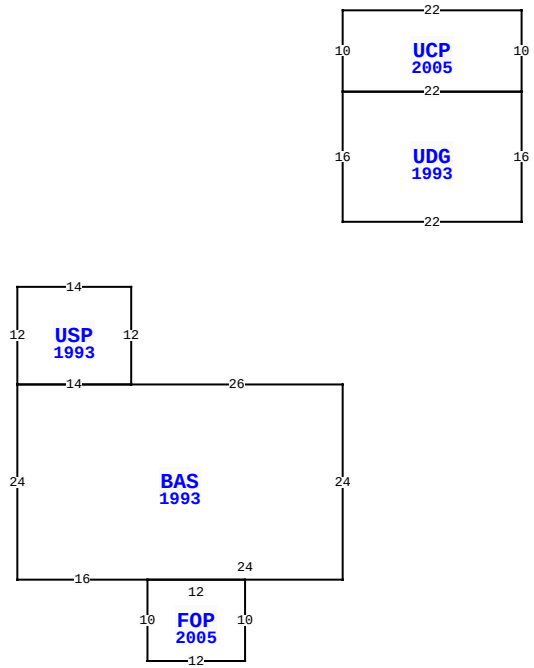
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 08 |
| NEIGHBORHOOD/LOC | 8026.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 960 | 100 | 960 | 21,940 |
| FOP | 120 | 30 | 36 | 823 |
| UCP | 220 | 20 | 44 | 1,006 |
| UDG | 352 | 60 | 211 | 4,822 |
| USP | 168 | 50 | 84 | 1,920 |
| TOTALS | 1,820 | | 1,335 | 30,510 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,335 | 117.2000 | 76.18 | 101,700 | 1984 | 1994 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2022 Heated Area: 960 HX Base Yr 2022




45909 PICKETT ST, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 30,510 |
| TOTAL MARKET OB/XF VALUE | | 3,039 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 68,549 |
| SOH/AGL Deduction | | 3,976 |
| ASSESSED VALUE | | 64,573 |
| TOTAL EXEMPTION VALUE | HX HB | 39,573 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 68,549 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 62,692 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2024/0969 | 1/20/2016 | WD | Q | I | 01 | 55,000 |
| GRANTOR: CITIZENS STATE BANK | | | | | | |
| GRANTEE: VAN DER BIEZEN MARL | | | | | | |
| 1967/0670 | 3/12/2015 | CT | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: CITIZENS STATE BANK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W26 USP=[YR=1993] N12 W14 S12 E14$ W14 S24 E16 FOP=[YR=2005] S10 E12 N10 W12$ E24 N24$ PTR= N20 UDG=[YR=1993] N16 UCP=[YR=2005] N10 E22 S10 W22$ E22 S16 W22$ S20$ .

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 8 | 10 | 80.00 | SF | 18.30 | 18.30 | 100 | 2004 | 2004 | 3 | 24 | 351 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 601.00 | SF | 5.20 | 5.20 | 100 | 2004 | 2004 | 3 | 86 | 2,688 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,039

| 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 | 0006 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 06/02/2017 BY KBX Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS