PT OF LOT 13
IN OR 1768/314
EX R/W IN OR 204/399

ALVAREZ JOHANNA R
45912 PICKETT ST
CALLAHAN, FL 32011

2023

49-2N-25-4100-0013-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

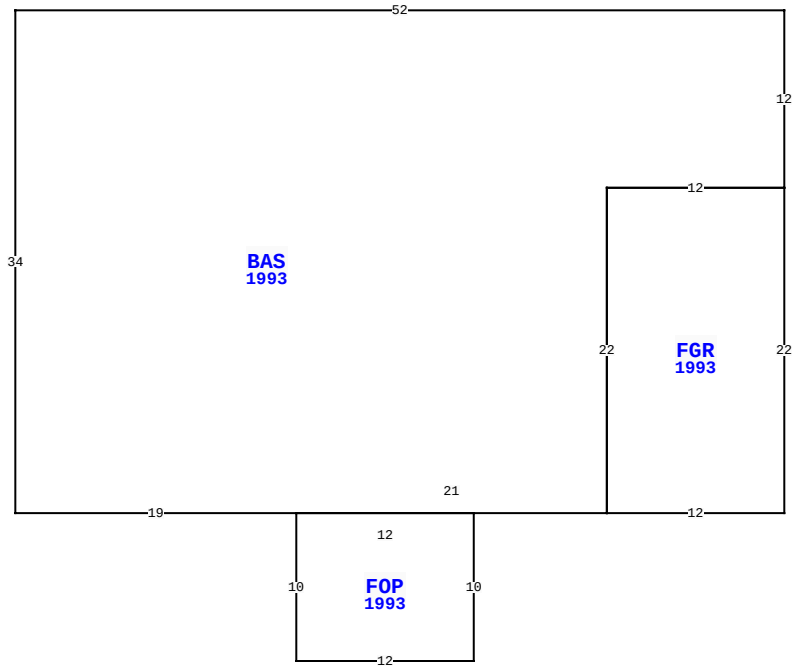
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,504	100	1,504	128,486
FGR	264	55	145	12,387
FOP	120	30	36	3,075
TOTALS	1,888		1,685	143,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,685	112.3500	101.40	170,859	1962	1988	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 2012 Heated Area: 1504 HX Base Yr 2012



45912 PICKETT ST, 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		143,949
TOTAL MARKET OB/XF VALUE		10,957
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		224,906
SOH/AGL Deduction		115,555
ASSESSED VALUE		109,351
TOTAL EXEMPTION VALUE	HX HB VX WX	60,000
BASE TAXABLE VALUE		49,351
TOTAL JUST VALUE		224,906
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631876	REPAIR/RRF	28,000	03/01/2016
B25475	REPAIR/RRF	6,021	01/01/2012
B951673	REMODEL	20,070	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1768/0314	11/28/2011	WD	Q	I	01	119,000
GRANTOR: LADSON JOHN PAUL						
GRANTEE: ALVAREZ LEONARDO &						
1447/0361	9/26/2006	WD	Q	I		180,000
GRANTOR: POWERS LESLIE R						
GRANTEE: LADSON JOHN PAUL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S34 E19 FOP=[YR=1993] S10 E12 N10 W12$ E21
FGR=[YR=1993] E12 N22 W12 S22$ N22 E12 N12$.

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	0812	CONCRETE C	0	100	0	0	1,202.00	SF	4.00	4.00	100	1982	1982	3	41	1,971	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	38	1,330	
3	0510	GARAGE WD-	0	100	40	24	960.00	SF	35.00	35.00	100	1975	1975	3	20	6,720	
4	0350	CARPORT WD	0	100	30	12	360.00	SF	13.00	13.00	100	1990	1990	3	20	936	

LAND DESCRIPTION

TOTAL OB/XF 10,957

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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 11/21/2022 BY KBA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS