PT OF LOT 13
IN OR 710/1898
SUB SEC 49 PB 2/15

SYMONDS JEAN E
45844 PICKETT STREET
CALLAHAN, FL 32011

2023

49-2N-25-4100-0013-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

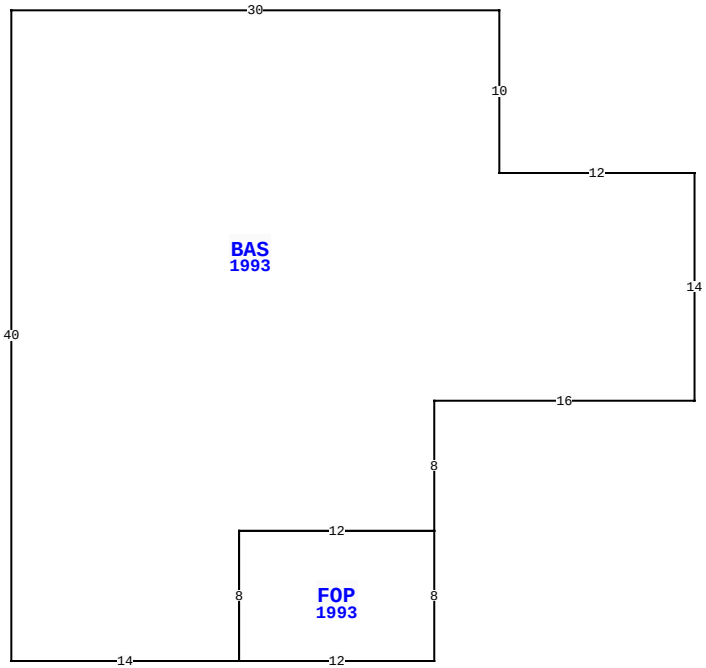
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,208	100	1,208	91,840
FOP	96	30	29	2,205
TOTALS	1,304		1,237	94,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,237	104.0000	93.86	116,105	1950	1975	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 1995 Heated Area: 1208 HX Base Yr 1995



45844 PICKETT ST, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		94,045
TOTAL MARKET OB/XF VALUE		8,519
TOTAL LAND VALUE - MARKET		18,900
TOTAL MARKET VALUE		121,464
SOH/AGL Deduction		55,986
ASSESSED VALUE		65,478
TOTAL EXEMPTION VALUE	HX HB	40,478
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		121,464
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M8520	H/AC	0	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0710/1898	8/09/1994	WD	U	I	05	47,500
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: SYMONDS JEAN E						
0697/0156	1/26/1994	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: SECRETARY OF VET AF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N10 W30 S40 E14 FOP=[YR=1993] E12 N8 W12 S8$ N8 E12 N8 E16 N14$.

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	0810	CONCRETE A	0	100	0	0	446.00	SF	6.50	6.50	100	1980	1980	3	35	1,015	
2	0510	GARAGE WD-	0	100	24	30	720.00	SF	35.00	35.00	100	1950	1950	3	20	5,040	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
5	0940	SHEDS/PORT	0	100	10	16	160.00	SF	19.50	19.50	100	2004	2004	3	24	749	

LAND DESCRIPTION

TOTAL OB/XF 8,519

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	OR	128.00	220.00	0.54	AC		1.00	1.00	1.00	35,000.00	35,000.00	18,900							

REVIEW DATE 06/02/2017 BY KBX Total Acres: 0.54 Total Land Value: 18,900 Market: 0 Agricultural: 0 Common: 18,900 PRINTED 08/02/2023 BY SYS