PT OF LOT 13
IN OR 2551/1755
SUB SEC 49 PB 2/15

FAIRCLOTH JAMES B & MARY E
44154 PORCH SWING PL
CALLAHAN, FL 32011

2023

49-2N-25-4100-0013-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

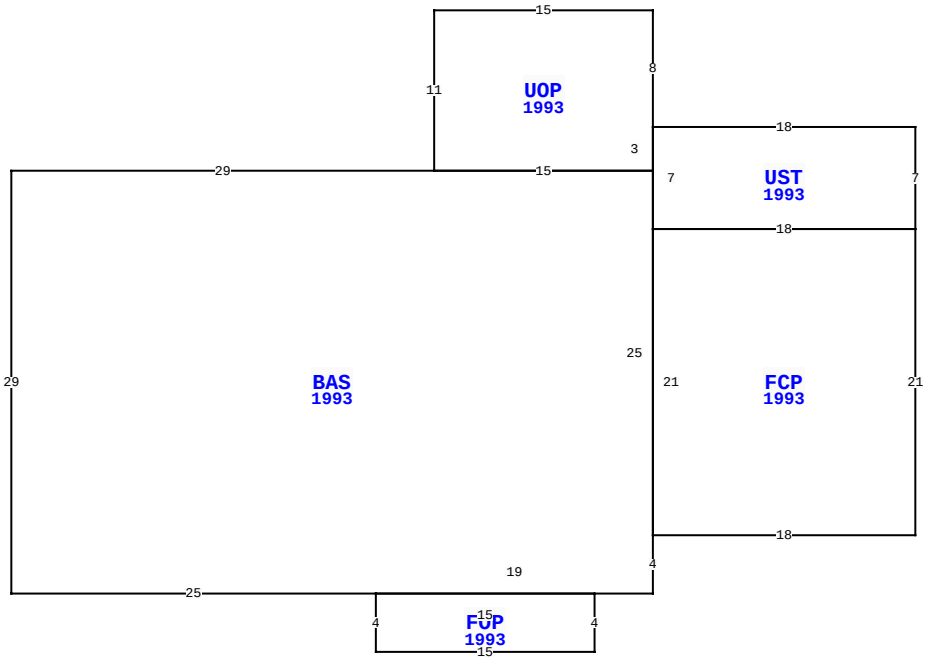
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,276	100	1,276	146,361
FCP	378	25	94	10,782
FOP	60	30	18	2,065
UOP	165	20	33	3,785
UST	126	45	57	6,538
TOTALS	2,005		1,478	169,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,478	108.5280	128.88	190,485	1971	2000	0	0	0	11.00	89.00

2 SNGL FAM – 0% - 2023 Heated Area: 1276 HX Base Yr



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

45856 PICKETT ST, CALLAHAN

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	176,284
TOTAL MARKET OB/XF VALUE	2,370
TOTAL LAND VALUE - MARKET	24,150
TOTAL MARKET VALUE	202,804
SOH/AGL Deduction	0
ASSESSED VALUE	202,804
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	202,804
TOTAL JUST VALUE	202,804
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	161,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B951930	DEMOLITION	0	05/01/1995
MHU95908	MH MOVE-ON	0	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2551/1755	4/01/2022	WD	Q	I	01	219,000
GRANTOR: FARMER BOBBY						
GRANTEE: FAIRCLOTH JAMES B &						
2249/1639	1/15/2019	QC	U	I	11	100
GRANTOR: FARMER BRENDA C						
GRANTEE: FARMER BRENDA C & B						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W18 UOP=[YR=1993] N8 W15 S11 BAS=[YR=1993] W29 S29 E25 FOP=[YR=1993] S4 E15 N4 W15 $ E19 N4 FCP=[YR=1993] E18 N21 W18 S21 $ N25 W15 $ E15 N3 $ S7 E18 N7 $.

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
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1971	1971	3	31.6	1,106	
5	0811	CONCRETE B	0	0	0	0	593.00	SF	5.20	5.20	100	1982	1982	3	41	1,264	

LAND DESCRIPTION

TOTAL OB/XF 2,370

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	0	0006	OR	0.00	0.00	0.69	AC		1.00	1.00	1.00	35,000.00	35,000.00	24,150							

REVIEW DATE 01/04/2022 BY KB Total Acres: 0.69 Total Land Value: 24,150 Market: 0 Agricultural: 0 Common: 24,150 PRINTED 08/02/2023 BY SYS

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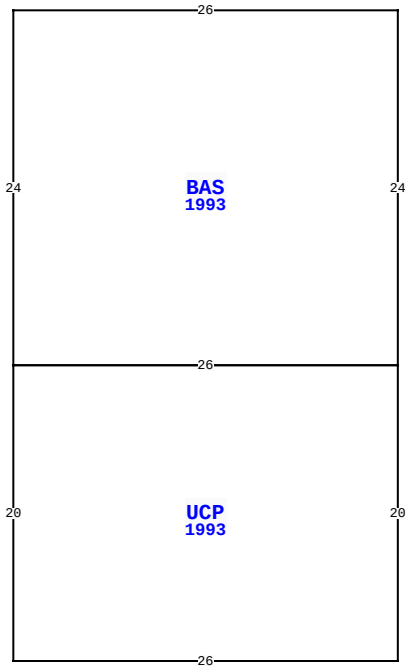
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	624	5,788
UCP	520	20	104	965
TOTALS	1,144		728	6,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	728	53.0000	18.55	13,504	1981	1991	0	0	0	50.00	50.00

3 GARAGE RES – 0% - 2023 Heated Area: 624 HX Base Yr



45856 PICKETT ST, CALLAHAN

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2249/1639	1/15/2019	QC	U	I	11	100
GRANTOR: FARMER BRENDA C						
GRANTEE: FARMER BRENDA C & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S24 UCP=[YR=1993] S20 E26 N20 W26 $ E26 N24 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/04/2022 BY KB Total Acres: 0.69 Total Land Value: 24,150 Market: 0 Agricultural: 0 Common: 24,150 PRINTED 08/02/2023 BY SYS