PT LOT 13 IN OR 2555/775
SUB SEC 49 PB 2/15

FOWLER JAKE ROSS
45902 PICKETT STREET
CALLAHAN, FL 32011

2023

49-2N-25-4100-0013-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

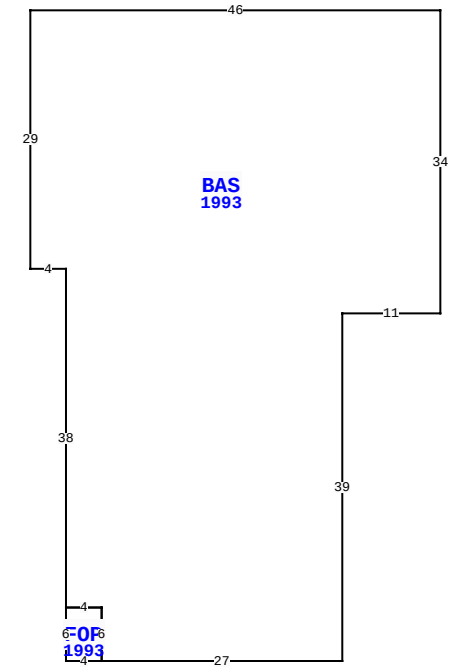
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,729	100	2,729	300,803
FOP	24	30	7	771
TOTALS	2,753		2,736	301,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,736	107.0000	127.06	347,636	1952	1995	0	0	0	13.25	86.75

1 SNGL FAM – 0% - 2023 Heated Area: 2729 HX Base Yr



45902 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	301,574
TOTAL MARKET OB/XF VALUE	23,132
TOTAL LAND VALUE - MARKET	16,450
TOTAL MARKET VALUE	341,156
SOH/AGL Deduction	0
ASSESSED VALUE	341,156
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	341,156
TOTAL JUST VALUE	341,156
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002083	REPAIR/RRF	13,200	03/14/2017
B1531170	REPAIR/RRF	5,945	09/23/2015
8673	ADDITION	33,110	02/04/1993
7114	CHNGE SRVC	0	12/12/1990
5789	SWIM POOL	17,475	06/06/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2555/0775	4/12/2022	WD	Q	I	02	395,000
GRANTOR: SIPES JOHN T & ANDREA						
GRANTEE: FOWLER JAKE ROSS						
1989/1376	7/06/2015	WD	U	I	38	110,000
GRANTOR: BRIGHT MALLORY LEIGH						
GRANTEE: SIPES ANDREA KAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 S29 E4 S38 FOP=[YR=1993] S6 E4 N6 W4$ E4 S6 E27 N39 E11 N34$.

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	0	10	16	160.00	SF	30.00	30.00	100	1990	1990	3	20	960	
2	0861	POOL GUNIT	0	0	34	17	578.00	SF	85.00	85.00	100	2000	2000	3	27	13,265	
3	0845	KOOL DECK	0	0	5	121	605.00	SF	7.25	7.25	100	1989	1989	3	59.5	2,610	
4	0940	SHEDS/PORT	0	0	6	10	60.00	SF	18.30	18.30	100	1984	1984	3	20	220	
6	0812	CONCRETE C	0	0	0	0	1,815.00	SF	4.00	4.00	100	1980	1980	3	35	2,541	
7	0812	CONCRETE C	0	0	0	0	1,105.00	SF	4.00	4.00	100	2000	2000	3	80	3,536	

LAND DESCRIPTION

TOTAL OB/XF 23,132

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	0.47	AC		1.00	1.00	1.00	35,000.00	35,000.00	16,450							

REVIEW DATE 06/02/2017 BY KBX Total Acres: 0.47 Total Land Value: 16,450 Market: 0 Agricultural: 0 Common: 16,450 PRINTED 08/02/2023 BY SYS