PT F P SANCHEZ GRANT
IN OR 1886/79
(EX R/W OR 907/1659 &

PAYNE MICHAEL A SR & CYNTHIA/HAHN PENELOPE D
450119 SR 200
CALLAHAN, FL 32011

2023

51-2N-25-0000-0070-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		19 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		23 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

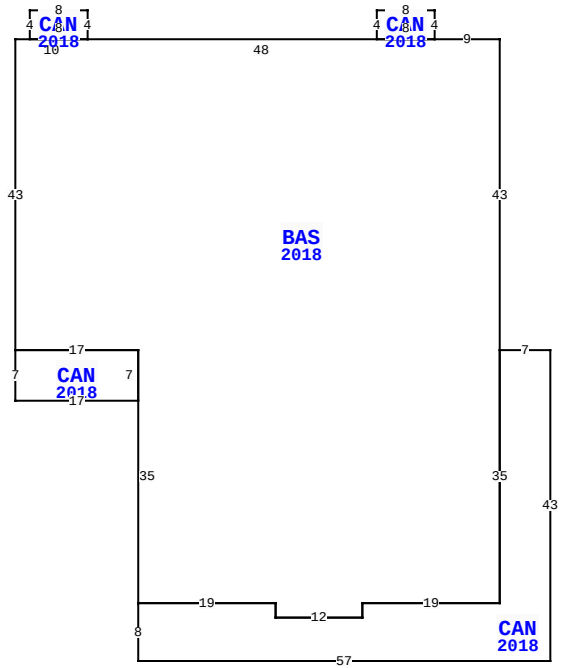
DOR CODE 1720 MEDICAL OFFICE
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 1290.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,655	100	4,655	645,099
CAN	32	30	10	1,386
CAN	32	30	10	1,386
CAN	119	30	36	4,989
CAN	677	30	203	28,132
TOTALS	5,515		4,914	680,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1721	04	4,914	86.8887	141.41	694,889	2018	2018	0	0	0	2.00	98.00

1 MDL OFFICE – 0% - 0 Heated Area: 4655 HX Base Yr



450119 SR 200, CALLAHAN

BLD DATE	04/02/2019	TW	LGL DATE		
XF DATE	04/02/2019	TW	LAND DATE	04/02/2019	TW
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	680,991
TOTAL MARKET OB/XF VALUE	27,869
TOTAL LAND VALUE - MARKET	252,648
TOTAL MARKET VALUE	961,508
SOH/AGL Deduction	342,186
ASSESSED VALUE	619,322
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	619,322
TOTAL JUST VALUE	961,508
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	600,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B4103	NEW CONSTR	0	02/02/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1886/0079	10/23/2013	WD	Q	V	02	100,000

GRANTOR: G&H LAND & TIMBER INV
GRANTEE: PAYNE MICHAEL ALAN

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2018] W7 BAS=[YR=2018] N43 W9 CAN=[YR=2018] N4 W8 S4 E8$ W48 CAN=[YR=2018] N4 W8 S4 E8$ W10 S43 CAN=[YR=2018] S7 E17 N7 W17$ E17 S35 E19 S2 E12 N2 E19 N35$ S35 W19 S2 W12 N2 W19 S8 E57 N43$.

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	0402	CONC BUMPE	0	0	0	0	15.00	UT	25.00	25.00	100	2018	2018	3	99	371	
2	0400	CONC CURB	0	0	0	0	451.00	LF	15.00	15.00	100	2018	2018	3	99	6,697	
3	0803	ASPHALT C	0	0	0	0	9,061.00	SF	2.00	2.00	100	2018	2018	3	84	15,222	
4	0811	CONCRETE B	0	0	0	0	824.00	SF	5.20	5.20	100	2018	2018	3	98	4,199	
5	0423	CL FNC 5'	0	0	0	0	212.00	LF	6.85	6.85	100	2018	2018	3	95	1,380	

LAND DESCRIPTION

TOTAL OB/XF 27,869

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	001901	C	MEDICAL OF	0		CN	0.00	0.00	63,162.00	SF		1.00	1.00	1.00	4.00	4.00	252,648							

REVIEW DATE 04/02/2019 BY TW Total Acres: 0.00 Total Land Value: 252,648 Market: 0 Agricultural: 0 Common: 252,648 PRINTED 08/02/2023 BY SYS