LOT 38
IN OR 2208/1700
J P PAGE SUB PB 3/20

HARRIS RICHARD
45063 JAMES ST
CALLAHAN, FL 32097

2023

51-2N-25-4170-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

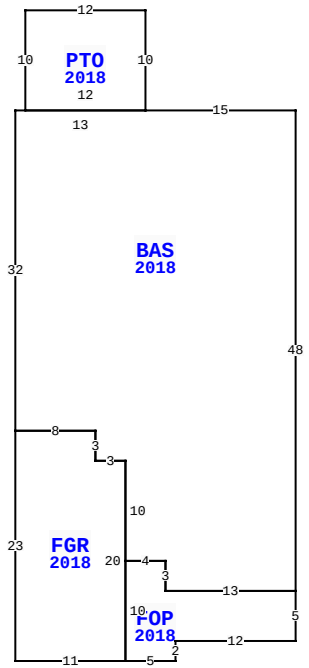
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,165	100	1,165	141,203
FGR	244	55	134	16,242
FOP	107	30	32	3,879
PTO	120	5	6	727
TOTALS	1,636		1,337	162,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,337	136.3440	123.05	164,518	2018	2018	0	0	0	1.50	98.50

2 SINGLE FAM – 100% - 2020 Heated Area: 1165 HX Base Yr 2020



45063 JAMES ST, CALLAHAN

BLD DATE	09/17/2008	JWKK	LGL DATE
XF DATE	09/17/2008	JWKK	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		162,050
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		10,000
TOTAL MARKET VALUE		175,095
SOH/AGL Deduction		54,458
ASSESSED VALUE		120,637
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		70,637
TOTAL JUST VALUE		175,095
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011795	CO ISSUED	0	11/30/2018
18002673	NEW CONSTR	149,154	07/01/2018
B23483	DEMOLITION	1,000	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2208/1700	7/03/2018	WD	Q	V	01	15,000
GRANTOR: PREMIER HOMES OF NORT						
GRANTEE: HARRIS RICHARD						
2208/1696	5/03/2018	WD	U	V	11	100
GRANTOR: HENDRICKS DANIEL R						
GRANTEE: PREMIER HOMES OF NO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W15 PTO=[YR=2018] N10 W12 S10 E12$ W13 S32
FGR=[YR=2018] S23 E11 FOP=[YR=2018] E5 N2 E12 N5 W13 N3 W4
S10$ N20 W3 N3 W8$ E8 S3 E3 S10 E4 S3 E13 N48$.

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
2	0810	CONCRETE A	0	100	0	0	478.00	SF	6.50	6.50	100	2018	2018	3	98	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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		RM	0.00	0.00	1.00	UT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 07/21/2021 BY KBA Total Acres: 0.00 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 08/02/2023 BY SYS