LOT 55
IN OR 1597/1449
J P PAGE SUB PB 3/20

MELTON PEARLIE L
P O BOX 403
CALLAHAN, FL 32011

2023

51-2N-25-4170-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

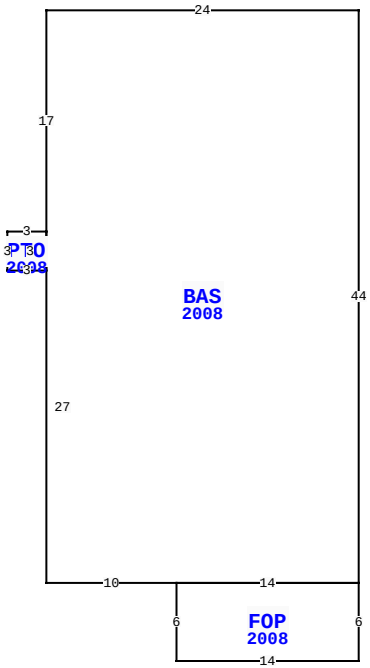
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,056	100	1,056	104,848
FOP	84	30	25	2,482
PTO	9	5	0	0
TOTALS	1,149		1,081	107,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,081	117.6600	106.19	114,791	2008	2008	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2009 Heated Area: 1056 HX Base Yr 2009



45121 LUTHER ST, CALLAHAN

BLD DATE	12/19/2008 KW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		107,330
TOTAL MARKET OB/XF VALUE		3,318
TOTAL LAND VALUE - MARKET		10,000
TOTAL MARKET VALUE		120,648
SOH/AGL Deduction		48,711
ASSESSED VALUE		71,937
TOTAL EXEMPTION VALUE	HX HB	46,937
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		120,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,282

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003443	REPAIR/RRF	2,450	03/03/2022
C20536	CO ISSUED	79,134	11/10/2008
M13634	MECH OTHER	0	02/01/2008
E20221	ELEC OTHER	3,500	11/01/2007
P12871	OTHER	0	11/01/2007
B20536	NEW CONSTR	79,134	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1597/1449	12/17/2008	WD	U	I	03	59,300
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: MELTON PEARLIE L						
1216/1642	3/19/2004	QC	U	V	06	100
GRANTOR: NASSAU COUNTY						
GRANTEE: NASSAU HABITAT FOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W24 S17 PTO=[YR=2008] W3 S3 E3 N3$ S27 E10
FOP=[YR=2008] S6 E14 N6 W14$ E14 N44$.

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	0811	CONCRETE B	0	100	0	0	709.00	SF	5.20	5.20	100	2008	2008	3	90	3,318	

LAND DESCRIPTION

TOTAL OB/XF 3,318

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	000000	C	VAC RES	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 12/05/2019 BY KBA Total Acres: 0.00 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 08/02/2023 BY SYS