LOT 80
PT OR 1559/350
J P PAGE SUB PB 3/20

MELTON PATRICIA ANN/MELTON ANTHONY
PO BOX 474
CALLAHAN, FL 32011-0474

**2023**

**51-2N-25-4170-0080-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 04 | SINGLE SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| 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 |

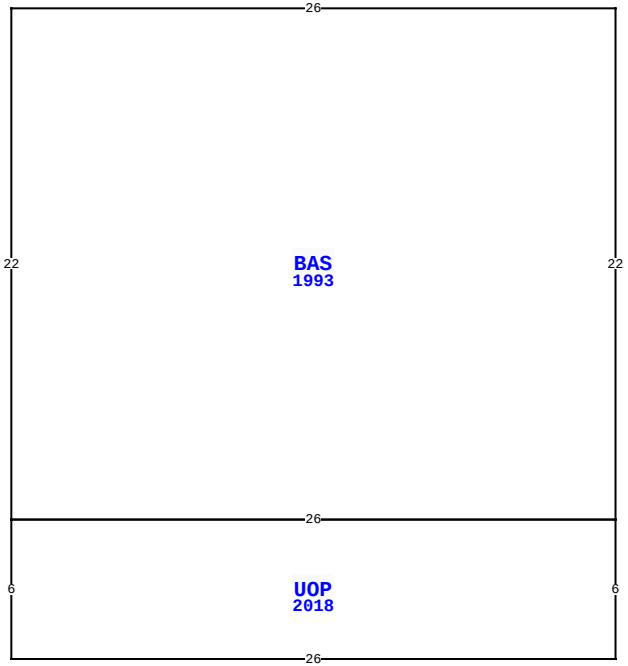
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8019.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 572 | 100 | 572 | 26,781 |
| UOP | 156 | 20 | 31 | 1,451 |
| TOTALS | 728 | | 603 | 28,232 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 603 | 83.0000 | 74.91 | 45,171 | 1962 | 1962 | 0 | 0 | 0 | 37.50 | 62.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 572 HX Base Yr




45029 MARVIN ST, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 28,232 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 10,000 |
| TOTAL MARKET VALUE | 38,232 |
| SOH/AGL Deduction | 1,219 |
| ASSESSED VALUE | 37,013 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 37,013 |
| TOTAL JUST VALUE | 38,232 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 33,648 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH4907 | MH MOVE-ON | 0 | 02/23/2007 |
| M12714 | MECH OTHER | 0 | 02/01/2007 |
| P12154 | OTHER | 0 | 02/01/2007 |
| E984557 | REMODEL | 0 | 03/01/1998 |
| MH971934 | MH MOVE-ON | 0 | 09/01/1997 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1568/0674 | 5/27/2008 | WD | U | I | 01 | 100 |
| GRANTOR: MELTON JAMES R LEE | | | | | | |
| GRANTEE: MELTON PATRICIA ANN | | | | | | |
| 1559/0350 | 4/02/2008 | WD | U | I | 01 | 100 |
| GRANTOR: MELTON RAYMOND | | | | | | |
| GRANTEE: MELTON PATRICIA ANN | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W26 S22 UOP=[YR=2018] S6 E26 N6 W26$E26 N22$ .

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | SFR | 0 | | RM | 0.00 | 0.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 10,000 | | | | | | | |

REVIEW DATE 07/26/2018 BY KBX Total Acres: 0.00 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 08/02/2023 BY SYS