

LOT 46 (EX S-1)
IN OR 1243/1860
EX R/W OR 972/780

WONG PETER JOEL
447078 US HWY 301
CALLAHAN, FL 32011

2024

11-1N-24-2180-0046-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,899	100	1,899	183,782
FEP	120	80	96	9,291
FSP	105	40	42	4,064
UGR	609	45	274	26,517
UOP	200	20	40	3,871

TOTALS	2,933		2,351	227,526
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	46	48	2,208.00	SF	7.00	7.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0810	CONCRETE A	0	100	0	0	240.00	SF	6.50	6.50	
4	0812	CONCRETE C	0	100	119	46	5,474.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	3.25	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,351	101.8710	127.34	299,376	1940	1985	0	0	24.00	76.00
1 SNGL FAM - 100% - 2024											
Heated Area: 1899											
HX Base Yr 2024											

447078 US HWY 301, CALLAHAN	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0510	GARAGE WD-	0	100	46	48	2,208.00	SF	7.00	7.00	100	1969	1969	3	20	3,091	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1940	1940	3	20	700	
3	0810	CONCRETE A	0	100	0	0	240.00	SF	6.50	6.50	100	1985	1985	3	47	733	
4	0812	CONCRETE C	0	100	119	46	5,474.00	SF	4.00	4.00	100	1969	1969	3	20	4,379	

TOTAL OB/XF											
8,903											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		227,526	
TOTAL MARKET OB/XF VALUE		8,903	
TOTAL LAND VALUE - MARKET		81,250	
TOTAL MARKET VALUE		317,679	
SOH/AGL Deduction		0	
ASSESSED VALUE		317,679	
TOTAL EXEMPTION VALUE		HX HB	
BASE TAXABLE VALUE		267,679	
TOTAL JUST VALUE		317,679	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		307,977	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8677	REPAIR/RRF	1,500	02/08/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1243/1860	7/08/2004	WD	U	I	01	150,000	
GRANTOR: LAKHAN ANDREW L & NAZ							
GRANTEE: WONG PETER JOEL							
1218/0117	3/26/2004	WD	Q	I		195,000	
GRANTOR: PINA LINDA							
GRANTEE: LAKHAN ANDREW L & N							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UGR=[YR=1993] W21 BAS=[YR=1993] W49 FEP=[YR=1993] W10 S12 E10 N12\$ S12 W10 S11 UOP=[YR=1993] W10 S20 E10 N20\$ S20 E22 N9 FSP=[YR=2016] E21 N5 W21 S5\$ N5 E37 N29\$ S29E21 N29 \$.											