PT GOVT LOT 2,PT SW1/4 OF
SEC 12-2N-25E IN OR 1890/1838
(EX PT IN OR 1094/798 & R/W IN

MITCHELL CHARLES A JR L/E/
451088 STATE ROAD 200
CALLAHAN, FL 32011

2024

12-2N-25-0000-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

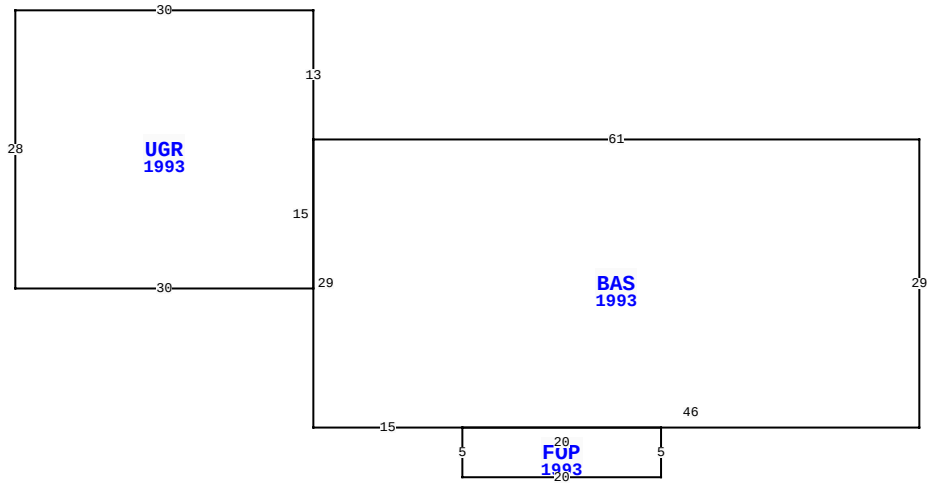
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	12	CEDAR 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR 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	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,769	100	1,769	173,014
FOP	100	30	30	2,934
UGR	840	45	378	36,970
TOTALS	2,709		2,177	212,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,177	102.5962	128.25	279,200	1980	1985	0	0	0	23.74	76.26

1 SNGL FAM – 100% - 0 Heated Area: 1769 HX Base Yr



451088 SR 200, CALLAHAN

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		212,918
TOTAL MARKET OB/XF VALUE		31,185
TOTAL LAND VALUE - MARKET		92,115
TOTAL MARKET VALUE		336,218
SOH/AGL Deduction		163,771
ASSESSED VALUE		172,447
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		117,447
TOTAL JUST VALUE		336,218
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24123	ADDITION	5,412	11/01/2010
B951949	XFOB	7,040	05/01/1995
93656	SWIM POOL	13,450	01/01/1994
8287	ADDITION	14,280	08/05/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2634/931	4/26/2023	LE	U	I	11	100
GRANTOR: MITCHELL CHARLES A JR						
GRANTEE: MITCHELL LANELL						
1890/1838	11/25/2013	WD	U	I	30	54,000
GRANTOR: MITCHELL CHARLES A JR						
GRANTEE: MITCHELL CHARLES A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W61 UGR=[YR=1993] N13 W30 S28 E30 N15$ S29 E15
FOP=[YR=1993] S5 E20 N5 W20$ E46 N29$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	1995	1995	3	20	7,650	
3	0845	KOOL DECK	0	100	0	0	1,049.00	SF	7.25	7.25	100	1995	1995	3	70	5,324	
4	0200	BARN WD 0-	0	100	40	48	1,920.00	SF	20.00	20.00	100	1996	1996	3	24	9,216	
5	0940	SHEDS/PORT	0	100	14	40	560.00	SF	30.00	30.00	100	2007	2007	3	31	5,208	
6	0751	UOP	0	100	14	4	56.00	SF	10.00	10.00	100	2007	2007	3	48	269	
7	0940	SHEDS/PORT	0	100	10	14	140.00	SF	30.00	30.00	100	2010	2010	3	45	1,890	

LAND DESCRIPTION

TOTAL OB/XF 31,185

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	000115	C	SFR ACRES	100		OR	0.00	0.00	3.28	AC		1.00	1.00	1.00	18,000.00	18,000.00	59,040							
2	000115	C	SFR ACRES	100		OR	0.00	0.00	1.89	AC		1.00	1.00	0.50	35,000.00	17,500.00	33,075							

REVIEW DATE 09/19/2022 BY KBA Total Acres: 5.17 Total Land Value: 92,115 Market: 0 Agricultural: 0 Common: 92,115 PRINTED 08/06/2024 BY SYS