LOT 11
IN OR 1895/581
CALLAHAN PINES PB 5/285-286

BUTLER RUSTY C/MCCOY ASHLEY N
45041 GAIL DR
CALLAHAN, FL 32011

2024

13-2N-24-0212-0011-0000

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

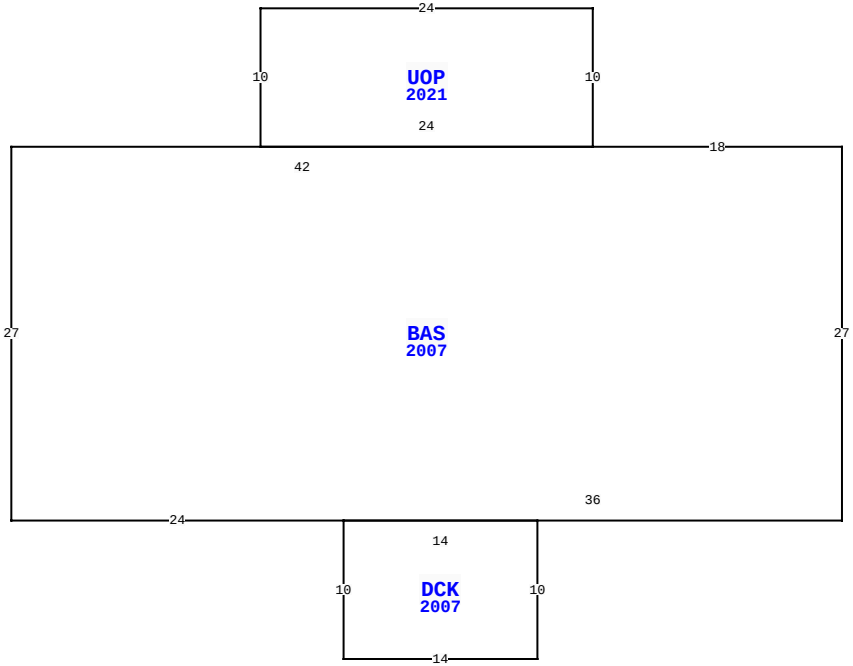
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	137,202
DCK	140	10	14	1,186
UOP	240	20	48	4,065
TOTALS	2,000		1,682	142,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,682	114.4500	91.56	154,004	2007	2007	0	0	0	7.50	92.50

2 SFR MODULR – 100% - 2014 Heated Area: 1620 HX Base Yr 2014



BLD DATE	02/14/2008 JH
XF DATE	02/14/2008 JH
INC DATE	
LGL DATE	
LAND DATE	06/13/2023 MLU
AG DATE	

45041 GAIL DR, CALLAHAN

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		142,454
TOTAL MARKET OB/XF VALUE		3,185
TOTAL LAND VALUE - MARKET		31,500
TOTAL MARKET VALUE		177,139
SOH/AGL Deduction		71,892
ASSESSED VALUE		105,247
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		55,247
TOTAL JUST VALUE		177,139
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18867	ELEC OTHER	0	03/01/2007
M12748	MECH OTHER	0	03/01/2007
C19417	CO ISSUED	0	02/01/2007
B19416	FOUNDATION	2,500	02/01/2007
B19417	MH MOVE-ON	0	02/01/2007
P12112	OTHER	0	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1895/0581	12/19/2013	SW	U	I	18	50,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: BUTLER RUSTY C & AS						
1871/0663	6/25/2013	SW	U	I	12	100
GRANTOR: BANK OF AMERICA NA						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W18 UOP=[YR=2021] N10 W24 S10 E24$ W42 S27 E24
DCK=[YR=2007] S10 E14 N10 W14$ E36 N27$.

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	2007	2007	3	91	3,185	

LAND DESCRIPTION

TOTAL OB/XF 3,185

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.05	AC		1.00	1.00	1.00	30,000.00	30,000.00	31,500							

REVIEW DATE 06/01/2022 BY TWA Total Acres: 1.05 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 08/06/2024 BY SYS