LOTS 85 THRU 88 & 100 THRU 103
TOWN OF CRAWFORD S/D IN
SEC 14-1N-24E

PICKETT AUBREY
34014 PICKETT FAMILY CT
CALLAHAN, FL 32011

2024

14-1N-24-2180-0087-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	03	Quality Level 03

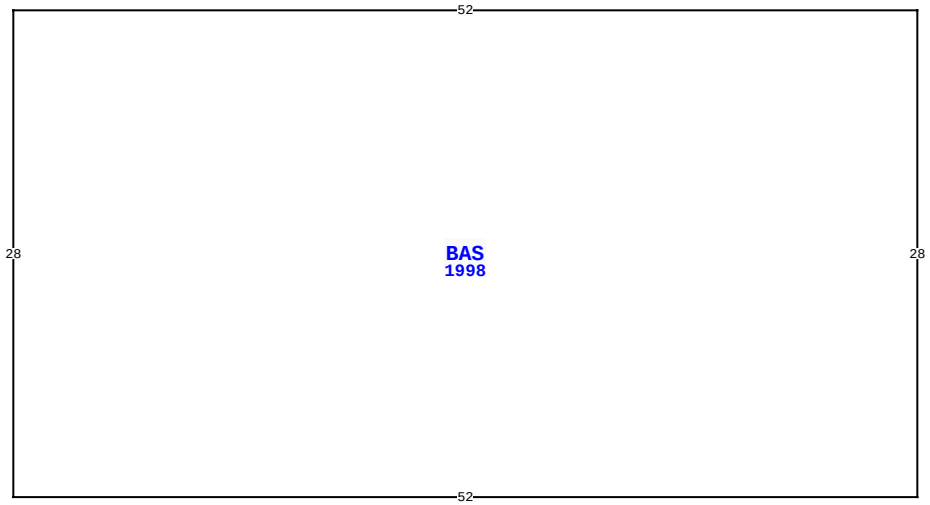
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	31,493
TOTALS	1,456		1,456	31,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0820	02	1,456	123.6000	86.52	125,973	1985	1990	0	0	25	70.00	25.00

1 M/H 93- – 100% - 2021 Heated Area: 1456 HX Base Yr 2021



34014 PICKETT FAMILY CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		31,493
TOTAL MARKET OB/XF VALUE		1,078
TOTAL LAND VALUE - MARKET		23,760
TOTAL MARKET VALUE		56,331
SOH/AGL Deduction		9,917
ASSESSED VALUE		46,414
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,414
TOTAL JUST VALUE		56,331
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		54,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2417/0240	12/15/2020	QC	U	I	11	100
GRANTOR: WILSON MICHAEL GUARDI						
GRANTEE: PICKETT AUBREY						
2417/0238	12/14/2020	QC	U	I	11	100
GRANTOR: PICKETT RYAN						
GRANTEE: PICKETT AUBREY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W52 S28 E52 N28$.

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	0350	CARPORT WD	0	100	24	24	576.00	SF	9.36	9.36	100	2000	2000	3	20	1,078	

LAND DESCRIPTION

TOTAL OB/XF 1,078

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	0004	OR	0.00	0.00	0.99	AC		1.00	1.00	0.80	30,000.00	24,000.00	23,760							

REVIEW DATE 09/09/2021 BY TW Total Acres: 0.99 Total Land Value: 23,760 Market: 0 Agricultural: 0 Common: 23,760 PRINTED 08/06/2024 BY SYS