

LOTS 137-144(EX DOT R/W), LOTS
146-206, 208-299, 303-309,
314-320, 324-328, 333-335, 580-

PICKETT LORRAINE B TRUST/PICKETT LORRAINE B TRUSTE
34172 PICKETT FAMILY COURT
CALLAHAN, FL 32011

2024

14-1N-24-2180-0152-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floop	12	HARDWOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms	2	100
Bathrooms	2	100
Frame	03	MASONRY 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 5000 IMPROVED AG

MAP NUM MKT AREA 08

NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,134	100	1,134	73,057
FCP	480	25	120	7,731
FOP	126	30	38	2,448
FSP	80	40	32	2,062
FST	480	55	264	17,008

TOTALS 2,300 1,588 102,305

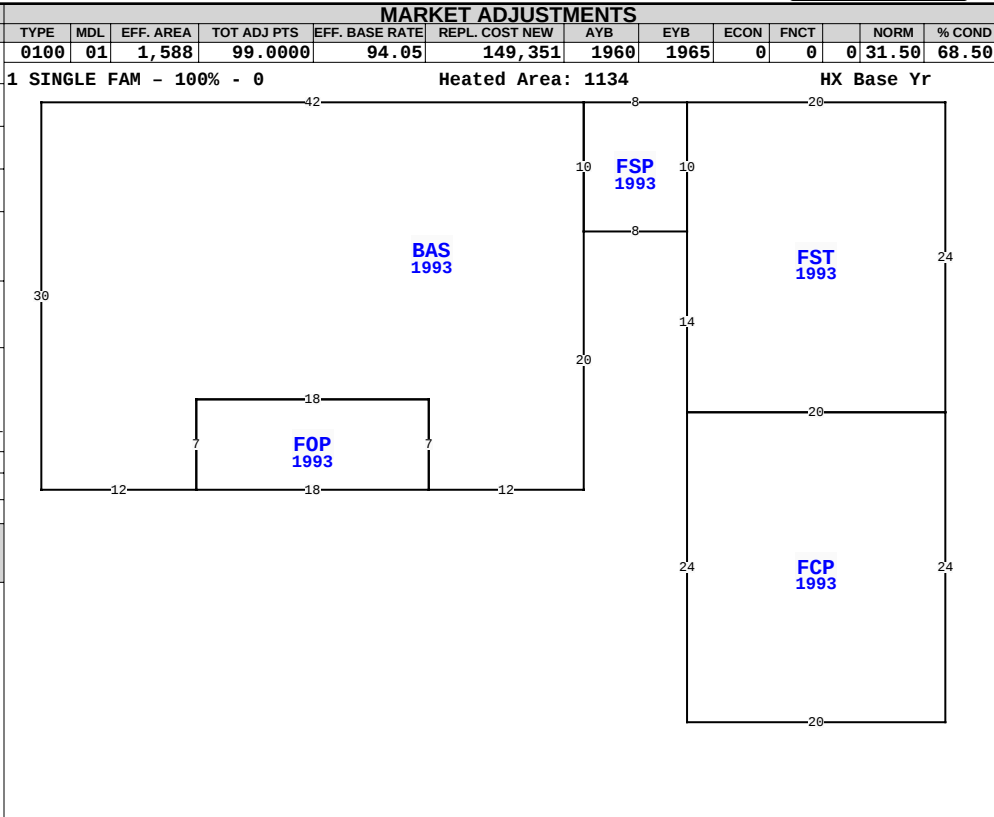
EXTRA FEATURES

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
1	0940	SHEDS/PORT	0 100	0	0	24.00	SF	30.00	30.00	100	1980	1980	3	20	144	
2	0940	SHEDS/PORT	0 100	0	0	120.00	SF	30.00	30.00	100	1980	1980	3	20	720	
3	0200	BARN WD 0-	0 100	0	0	1,634.00	SF	20.00	20.00	100	1980	1980	3	20	6,536	
4	0756	FEP	0 100	0	0	494.00	SF	27.00	27.00	100	1980	1980	3	20	2,668	
5	0861	POOL GUNIT	0 100	0	0	432.00	SF	85.00	85.00	100	1980	1980	3	20	7,344	
6	0936	SEPTC TANK	0 0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	
7	0937	WELL	0 0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	
8	0351	CARPORT MT	0 100	32	20	640.00	SF	10.00	10.00	100	2004	2004	3	22	1,408	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	3.86	AC		1.00	1.00	1.00	415.00	415.00	1,602							
3	005970	A	AGRI-POND	0		OR	0.00	0.00	3.40	AC		1.00	1.00	1.00	70.00	70.00	238							
4	006000	A	PAST1/HAY	0		OR	0.00	0.00	67.24	AC		1.00	1.00	1.00	370.00	370.00	24,879							
5	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	74.50	AC		1.00	1.00	1.00	4,500.00	4,500.00	335,250							

REVIEW DATE 02/14/2024 BY KBA



34172 PICKETT FAMILY CT, CALLAHAN

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

TOTAL OB/XF 30,820

LAND DESCRIPTION	TOTAL OB/XF
1 005000 C RURAL HOME 100 0004 OR 0.00 0.00 2.00 AC 1.00 1.00 1.00 30,000.00 30,000.00 60,000	
2 005600 A TIMBER 3 SI 0 OR 0.00 0.00 3.86 AC 1.00 1.00 1.00 415.00 415.00 1,602	
3 005970 A AGRI-POND 0 OR 0.00 0.00 3.40 AC 1.00 1.00 1.00 70.00 70.00 238	
4 006000 A PAST1/HAY 0 OR 0.00 0.00 67.24 AC 1.00 1.00 1.00 370.00 370.00 24,879	
5 009910 M MKT. VAL. AG 0 OR 0.00 0.00 74.50 AC 1.00 1.00 1.00 4,500.00 4,500.00 335,250	

Total Acres: 76.50 Total Land Value: 86,719 Market: 335,250 Agricultural: 26,719 Common: 60,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 6

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		102,305
TOTAL MARKET OB/XF VALUE		30,820
TOTAL LAND VALUE - MARKET		395,250
TOTAL MARKET VALUE		219,844
SOH/AGL Deduction		91,429
ASSESSED VALUE		128,415
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		73,415
TOTAL JUST VALUE		528,375
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		523,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1703175	REPAIR/RRF	20,880	05/19/2017
B941317	ADDITION	1,275	10/01/1994
MH94429	MH MOVE-ON	31,900	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1545/1828	1/09/2008	WD U	I	01		100

GRANTOR: JONES PATRICIA P

GRANTEE: PICKETT LORRAINE B

1545/1826	1/09/2008	WD U	I	01		100
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GRANTOR: JONES MARVIN E JR & L

GRANTEE: PICKETT LORRAINE B

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 S30 E12 FOP=[YR=1993] E18 N7 W18S7\$ N7 E18 S7 E12 N20 FSP=[YR=1993] E8 FST=[YR=1993] S14 FCP=[YR=1993] S24 E20 N24W20\$ E20 N24 W20 S10 \$ N10 W8S10\$ N10\$.

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