

IN OR 2613/1263
SUB LOT 6 IN S1/2 OF NW1/4
EX R/W OR 1119/403

NETTLES MISTY A & AL W JR
450829 SR 200
CALLAHAN, FL 32011

2024

14-2N-25-0000-0013-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	0	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,790	100	2,790	260,117
FGR	506	55	278	25,918
FOP	14	30	4	373
PTO	350	5	18	1,678
UDU	132	55	73	6,806

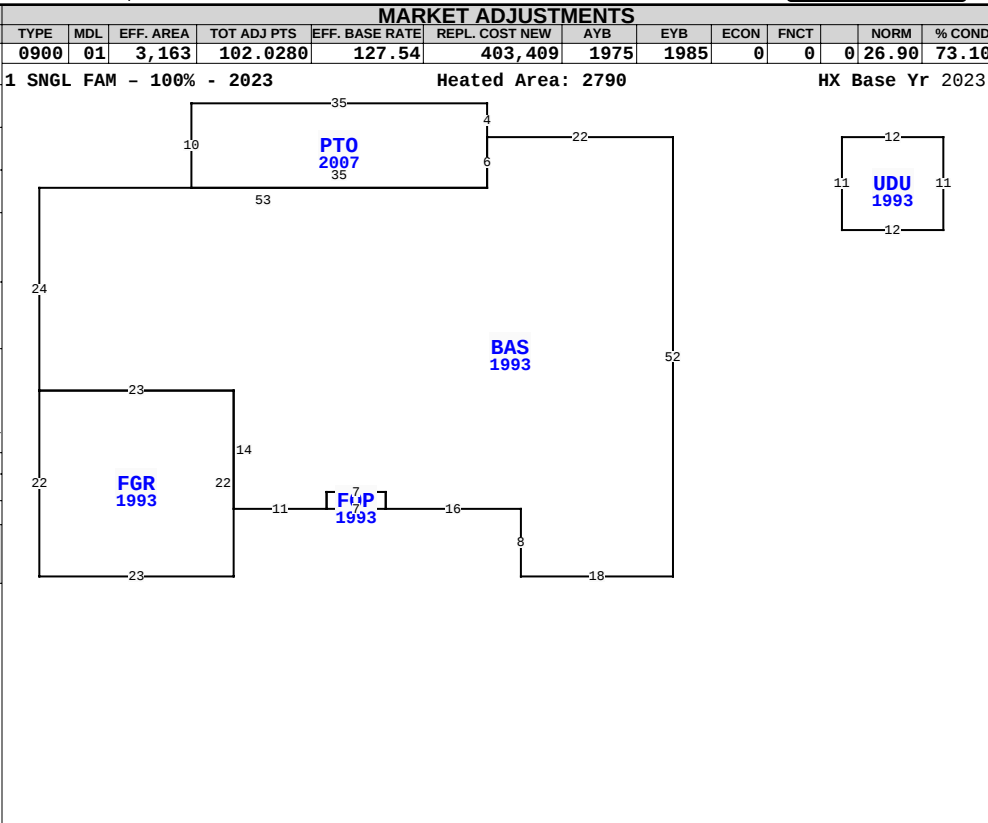
TOTALS	3,792		3,163	294,892
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R

1	0812	CONCRETE C	0	100	0	0	3,309.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0861	POOL GUNIT	0	100	29	20	580.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	1,434.00	SF	7.25
5	0811	CONCRETE B	0	100	26	55	1,430.00	SF	5.20
6	1129	STONE 8"	0	100	0	0	360.00	SF	15.75
7	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00
8	0940	SHEDS/PORT	0	100	0	0	300.00	SF	30.00
9	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.58



450829 SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
4.00	100	1980	1980	3	32.5	4,302	
3,500.00	100	1975	1975	3	36	1,260	
85.00	100	1980	1980	3	20	9,860	
7.25	100	1993	1993	3	66	6,862	
5.20	100	1993	1993	3	66	4,908	
15.75	100	1993	1993	3	89	5,046	
200.00	100	1993	1993	3	20	40	
30.00	100	2009	2009	3	40	3,600	
30.00	100	2009	2009	3	40	768	

TOTAL OB/XF									
									36,646

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			294,892
TOTAL MARKET OB/XF VALUE			36,646
TOTAL LAND VALUE - MARKET			55,300
TOTAL MARKET VALUE			386,838
SOH/AGL Deduction			111,577
ASSESSED VALUE			275,261
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			225,261
TOTAL JUST VALUE			386,838
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			375,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7089	REPAIR/RRF	6,500	03/18/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2613/1263	1/12/2023	QC	U	I	11
GRANTOR: ARMSTRONG RICKEY H &					SALE PRICE
GRANTEE: NETTLES MISTY A & A					450,000
2619/0754	9/12/2022	QC	U	I	11
GRANTOR: ARMSTRONG RICKEY H &					100
GRANTEE: NETTLES MISTY A & A					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W22 PT0=[YR=2007] N4 W35 S10 E35 N6\$ S6 W53 S24 FGR=[YR=1993] S22 E23 N22W23\$ E23 S14 E11 FOP=[YR=1993] E7 N2 W7S2\$ N2E7 S2 E16 S8 E18 N52\$ PTR= E20 UDU=[YR=1993] E12 S11 W12 N11\$ W20\$.									