IN OR 979/1990
EX R/W OR 1013/266

WOLFERT JAMES J JR
450847 SR 200
CALLAHAN, FL 32011-4419

2024

14-2N-25-0000-0014-0030

BUILDING CHARACTERISTICS

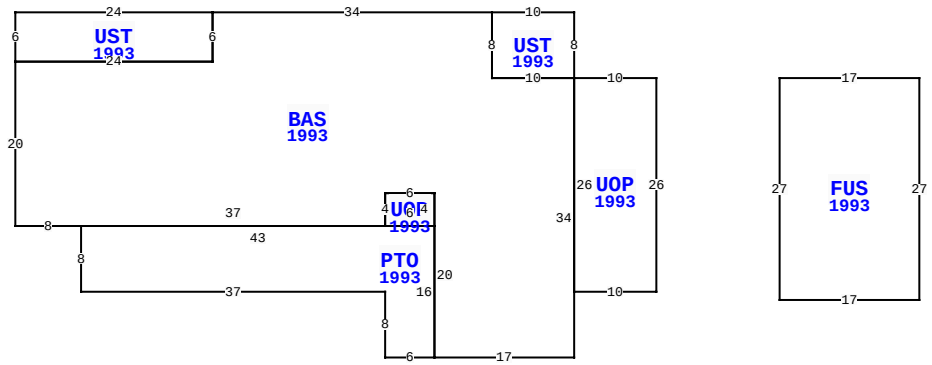
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,792	100	1,792	116,756
FUS	459	100	459	29,905
PTO	392	5	20	1,303
UOP	24	20	5	326
UOP	260	20	52	3,388
UST	80	45	36	2,346
UST	144	45	65	4,235
TOTALS	3,151		2,429	158,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,429	105.4284	100.16	243,289	1960	1970	0	0	0	34.95	65.05

1 SINGLE FAM – 100% - 2003 Heated Area: 2251 HX Base Yr 2003



450847 SR 200, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		158,259
TOTAL MARKET OB/XF VALUE		6,329
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		199,588
SOH/AGL Deduction		92,935
ASSESSED VALUE		106,653
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		56,653
TOTAL JUST VALUE		199,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004008	REPAIR/RRF	5,000	05/01/2018
M94895	H/AC	2,000	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0979/1990	4/09/2001	WD	U	I	05	53,500
GRANTOR: OCWEN FEDERAL BANK						
GRANTEE: WOLFERT JAMES J JR						
0973/0068	3/02/2001	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: OCWEN FEDERAL BANK						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W10 UST=[YR=1993] N8 W10 BAS=[YR=1993] W34 UST=[YR=1993] W24 S6 E24 N6$ S6 W24 S20 E8 PTO=[YR=1993] S8 E37 S8 E6 N16 UOP=[YR=1993] N4 W6 S4 E6$ W43$ E37 N4 E6 S20 E17 N34 W10 N8$ S8 E10$ S26 E10 N26$ PTR=E15 FUS=[YR=1993] E17 S27 W17 N27$ W15$.

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	0940	SHEDS/PORT	0	100	14	12	168.00	SF	30.00	30.00	100	2004	2004	3	22	1,109	
2	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2006	2006	3	27	2,333	
3	0681	POLE SHED	0	100	24	8	192.00	SF	15.00	15.00	100	2006	2006	3	44	1,267	
4	0351	CARPORT MT	0	100	0	0	360.00	SF	10.00	10.00	100	2010	2010	3	45	1,620	

LAND DESCRIPTION

TOTAL OB/XF 6,329

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	000100	C	SFR	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 08/06/2019 BY KB Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS