

LOT 7 & PT OF LOT 8
IN OR 142/532
EX S-1 & S-2 OF LOTS 8 & 9

WEATHINGTON BILLY E & RHONDA G L/E/
450683 SR 200
CALLAHAN, FL 32011-4414

2024

15-2N-25-2980-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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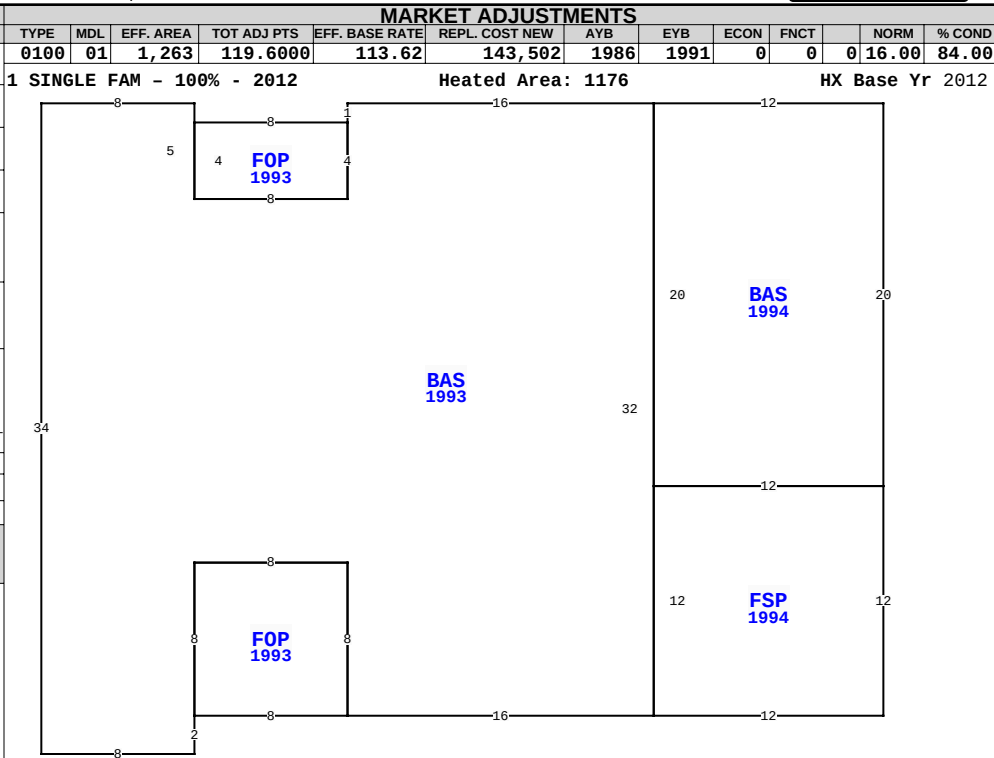
NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	936	89,332
BAS	240	100	240	22,906
FOP	32	30	10	954
FOP	64	30	19	1,814
FSP	144	40	58	5,536

TOTALS	1,416		1,263	120,542
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0350	CARPORT WD	0	100	16	40	640.00	SF	13.00	13.00	
2	0911	SCRN RM A	0	100	16	30	480.00	SF	17.50	17.50	
3	0350	CARPORT WD	0	100	15	24	360.00	SF	13.00	13.00	
4	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	
5	0350	CARPORT WD	0	100	16	22	352.00	SF	13.00	13.00	
6	0812	CONCRETE C	0	100	0	0	2,320.00	SF	4.00	4.00	
7	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
8	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0004	OR	110.00	379.00	1.14	AC	



450683 SR 200, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					120,542				
TOTAL MARKET OB/XF VALUE					12,349				
TOTAL LAND VALUE - MARKET					39,900				
TOTAL MARKET VALUE					172,791				
SOH/AGL Deduction					79,154				
ASSESSED VALUE					93,637				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					43,637				
TOTAL JUST VALUE					172,791				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					167,698				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003717	REPAIR/RRF	3,500	06/01/2017
B94871	ADDITION	8,988	03/01/1994
3235	N/A	5,632	03/05/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2631/146	4/12/2023	LE	U	I	11	100	
GRANTOR:WEATHINGTON BILLY E &							
GRANTEE:PATTERSON MEGAN LEA							
1399/1480	3/29/2006	WD	U	I	06	100	
GRANTOR:DOVER PATSY D L/E							
GRANTEE:WEATHINGTON BILLY E							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1994] W12 BAS=[YR=1993] W16 S1 FOP=[YR=1993] W8 S4 E8 N4\$ S4 W8 N5 W8 S34 E8 N2 FOP=[YR=1993] E8 N8 W8 S8\$ N8 E8 S8 E16 FSP=[YR=1994] E12 N12 W12 S12\$ N32\$ S20 E12 N20\$.									