

WAGNER PAUL R & CONSTANCE M
45030 LAUREL LANE
CALLAHAN, FL 32011

2024

17-2N-25-0000-0003-0130

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

03

VINYL 100

Roof Structure

03

GABLE/HIP 100

Roof Cover

05

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floor

14

CARPET 80

Interior Floor

08

SHT VINYL 20

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame

02

WOOD FRAME 100

Stories Units

1.

1. 100
0 100

BUD8 Adjustme

06

DIST 1D 100

Quality

03

Quality Level 03

DOR CODE

5000

IMPROVED AG

MAP NUM

MKT AREA

08

NEIGHBORHOOD/LOC

8026.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,773

100

1,773

71,690

FOP

54

30

16

647

TOTALS

1,827

1,789

72,336

EXTRA FEATURES

45030 LAUREL LN, CALLAHAN

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

0500

FP-PRE FAB

0 100

0

0

1.00

UT

3,500.00

3,500.00

100

2000

2000

3

84

2,940

2

1242

WD DECK A

0 100

16

16

256.00

SF

10.00

10.00

100

2000

2000

3

20

512

3

0940

SHEDS/PORT

0 100

12

10

120.00

SF

20.10

20.10

100

1985

1985

3

20

482

4

0681

POLE SHED

0 100

20

8

160.00

SF

13.50

13.50

100

1990

1990

3

20

432

5

0681

POLE SHED

0 0

42

31

1,302.00

SF

15.00

15.00

100

1985

1985

3

20

3,906

6

0351

CARPORT MT

0 0

19

13

247.00

SF

10.00

10.00

100

2000

2000

3

20

494

7

1242

WD DECK A

0 0

16

12

192.00

SF

10.00

10.00

100

2000

2000

3

20

384

8

1242

WD DECK A

0 0

12

10

120.00

SF

10.00

10.00

100

2000

2000

3

20

240

9

0936

SEPTC TANK

0 0

0

0

1.00

UT

6,000.00

6,000.00

100

2001

2001

3

100

6,000

10

0681

POLE SHED

0 100

8

8

64.00

SF

15.00

15.00

100

2004

2004

3

36

346

LAND DESCRIPTION

TOTAL OB/XF

15,736

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH 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

OR

0.00

0.00

2.00

AC

1.00

1.00

1.00

30,000.00

30,000.00

60,000

2

006005

A

PAST/GRAZE

0

OR

0.00

0.00

2.80

AC

1.00

1.00

1.00

370.00

370.00

1,036

3

009910

M

MKT. VAL .AG

0

OR

0.00

0.00

2.80

AC

1.00

1.00

1.00

18,000.00

18,000.00

50,400

REVIEW DATE

03/10/2022

BY

HS

Total Acres:

4.80

Total Land Value:

61,036

Market:

50,400

Agricultural:

1,036

Common:

60,000

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MARKET ADJUSTMENTS

TYPEMDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0800

02

1,789

117.2000

87.90

157,253

2000

2000

0

0

0

54.00

46.00

1 M/H 94+ - 100% - 0

Heated Area: 1773

HX Base Yr

27

66

27

35

9

22

5

6

9

BAS

2000

FOP

2001

NASSAU COUNTY PROPERTY

PAGE 1 of 2

6

VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

72,336

TOTAL MARKET OB/XF VALUE

16,876

TOTAL LAND VALUE - MARKET

110,400

TOTAL MARKET VALUE

150,248

SOH/AGL Deduction

82,466

ASSESSED VALUE

67,782

TOTAL EXEMPTION VALUE

34,446

BASE TAXABLE VALUE

33,336

TOTAL JUST VALUE

199,612

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

197,903

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B1633184

CARPORT

33,480

10/01/2016

P015123

NEW CONSTR

0

12/01/2001

[illegible]