IN OR 742 PG 535

WILLIAMS PATRICIA
45472 HILL ROAD
CALLAHAN, FL 32011

**2024**

**19-2N-25-0000-0005-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 08

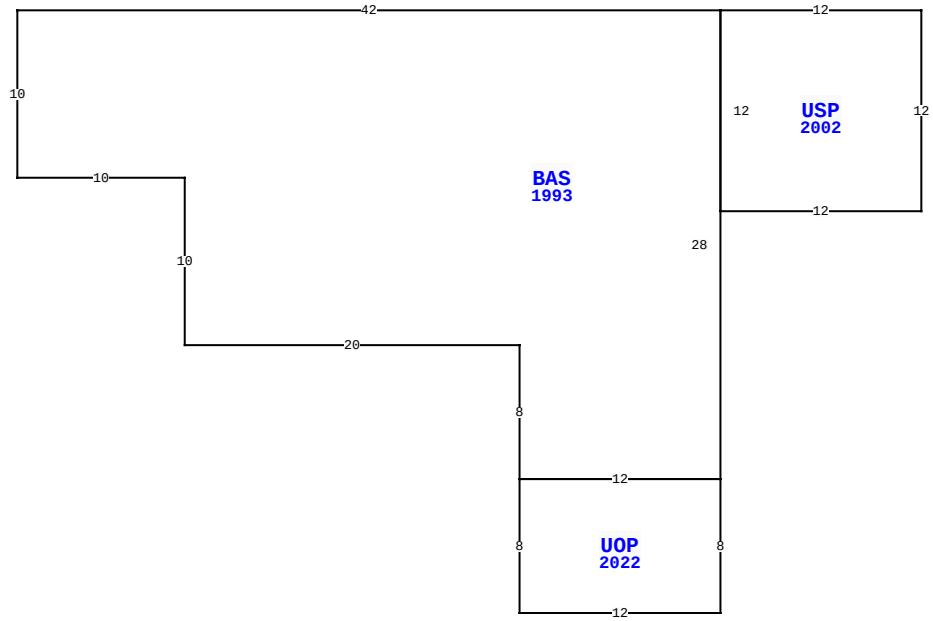
NEIGHBORHOOD/LOC 8001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 836 | 100 | 836 | 77,120 |
| UOP | 96 | 20 | 19 | 1,752 |
| USP | 144 | 30 | 43 | 3,967 |
| TOTALS | 1,076 | | 898 | 82,840 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 898 | 116.6400 | 110.81 | 99,507 | 1970 | 1985 | 0 | 0 | 0 | 16.75 | 83.25 |

1 SINGLE FAM – 100% - 1996 Heated Area: 836 HX Base Yr 1996




45472 HILL RD, 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 | | 82,840 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 29,400 |
| TOTAL MARKET VALUE | | 112,240 |
| SOH/AGL Deduction | | 66,600 |
| ASSESSED VALUE | | 45,640 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 20,640 |
| TOTAL JUST VALUE | | 112,240 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 108,334 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18001726 | REPAIR/RRF | 10,550 | 03/01/2018 |
| M8134 | H/AC | 0 | 04/01/2004 |
| E11914 | CHNGE SRVC | 446 | 10/01/2003 |
| B00 | REMODEL | 5,360 | 04/01/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0742/0535 | 10/24/1995 | WD | U | I | 06 | 30,800 |
| GRANTOR: JIM WALTER HOMES INC | | | | | | |
| GRANTEE: WILLIAMS PATRICIA | | | | | | |
| 0742/0531 | 10/24/1995 | WD | U | V | 06 | 500 |
| GRANTOR: MID STATE II | | | | | | |
| GRANTEE: JIM WALTER HOMES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

USP=[YR=2002] W12 BAS=[YR=1993] W42 S10 E10 S10 E20 S8
UOP=[YR=2022] S8 E12 N8 W12$ E12 N28$ S12 E12 N12$ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 000115 | C | SFR ACRES | 100 | 0005 | OR | 0.00 | 0.00 | 0.84 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 29,400 | | | | | | | |

REVIEW DATE 10/12/2022 BY KW Total Acres: 0.84 Total Land Value: 29,400 Market: 0 Agricultural: 0 Common: 29,400 PRINTED 08/06/2024 BY SYS