

PT OF NE1/4 OF SW1/4 OF
SEC 19-2N-25E IN OR 23/229,
OR 211/400 (EX PT IN OR 28/609

LAWRENCE ELEASE/LAWRENCE EDDIE EST
45096 ARLINE RD
CALLAHAN, FL 32011

2024

19-2N-25-0000-0038-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

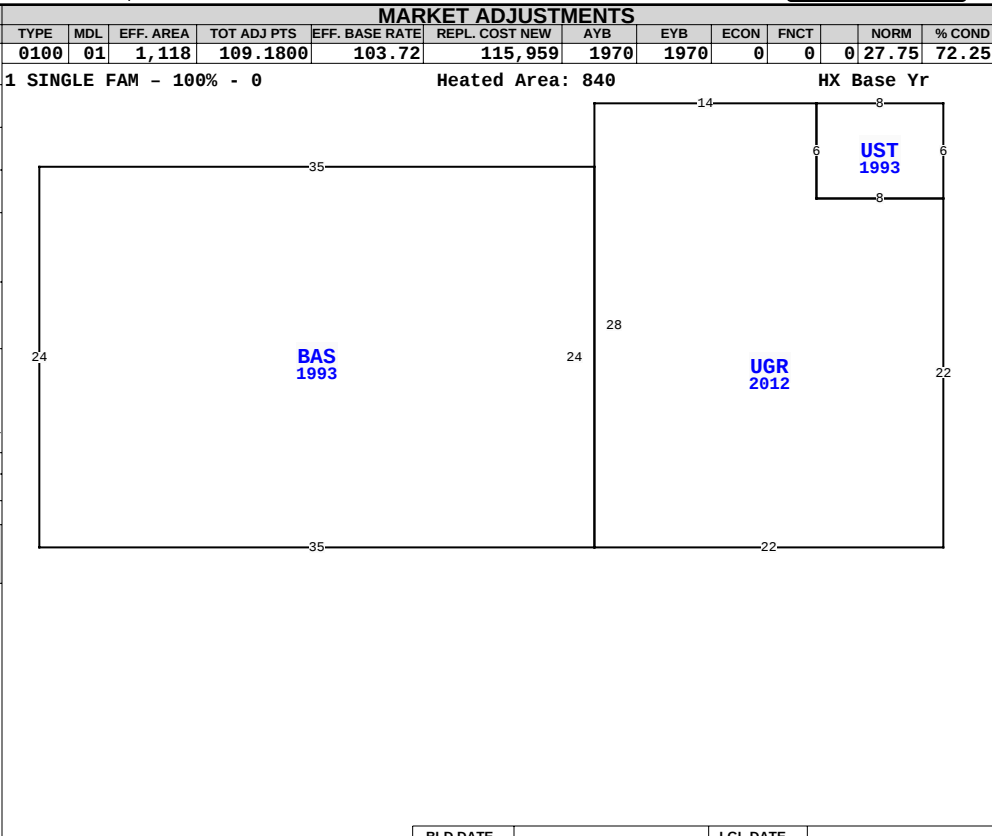
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	62,948
UGR	568	45	256	19,184
UST	48	45	22	1,649

TOTALS	1,456		1,118	83,780
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	750.00	SF	5.20	5.20	100	2000

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.33	AC	



45096 ARLINE RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	83,780		
TOTAL MARKET OB/XF VALUE	3,081		
TOTAL LAND VALUE - MARKET	46,550		
TOTAL MARKET VALUE	133,411		
SOH/AGL Deduction	78,309		
ASSESSED VALUE	55,102		
TOTAL EXEMPTION VALUE	30,102		
BASE TAXABLE VALUE	25,000		
TOTAL JUST VALUE	133,411		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	130,085		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1740/1774	5/27/2011	QC	U	I	11	100	
GRANTOR: ADAMS THOMAS							
GRANTEE: LAWRENCE EDDIE LEE							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W35 S24 E35 UGR=[YR=2012] E22 N22											
UST=[YR=1993] N6W8 S6E8\$ W8 N6 W14 S28\$ N24\$.											