IN OR 767/91
EX R/W OR 677/250

BLUE TYRONE A
PO BOX 332
CALLAHAN, FL 32011-0332

2024

19-2N-25-0000-0050-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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

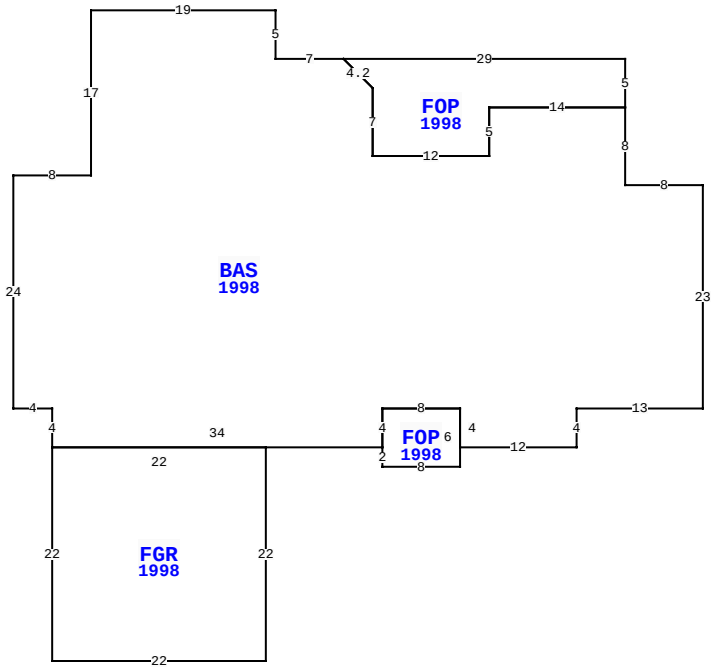
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,441	100	2,441	291,932
FGR	484	55	266	31,812
FOP	48	30	14	1,675
FOP	195	30	58	6,936
TOTALS	3,168		2,779	332,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,779	109.3440	136.68	379,834	1998	1998	0	0	0	12.50	87.50

1 SNGL FAM – 100% - 2000 Heated Area: 2441 HX Base Yr 2000



45204 MORGAN CIR, 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		332,355
TOTAL MARKET OB/XF VALUE		7,476
TOTAL LAND VALUE - MARKET		43,400
TOTAL MARKET VALUE		383,231
SOH/AGL Deduction		206,590
ASSESSED VALUE		176,641
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		126,641
TOTAL JUST VALUE		383,231
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E984528	NEW CONSTR	0	02/01/1998
B974518	NEW CONSTR	123,007	12/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0767/0091	7/31/1996	QC	U	I	01	100
GRANTOR: BLUE THOMAS A JR						
GRANTEE: BLUE TYRONE A						
0295/0492	7/01/1979	CT	Q	V		1,100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W8 N8 FOP=[YR=1998] N5 W29 D3 R3 S7 E12 N5 E14$ W14 S5 W12 N7 L3 U3 W7 N5 W19 S17 W8 S24 E4 S4 FGR=[YR=1998] S22 E22 N22 W22$ E34 FOP=[YR=1998] S2 E8 N6 W8 S4$ N4 E8 S4 E12 N4 E13 N23 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	0812	CONCRETE C	0	100	0	0	1,547.00	SF	4.00	4.00	100	1998	1998	3	75	4,641	

LAND DESCRIPTION

TOTAL OB/XF 7,476

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	1.24	AC		1.00	1.00	1.00	35,000.00	35,000.00	43,400							

REVIEW DATE 12/03/2019 BY TWA Total Acres: 1.24 Total Land Value: 43,400 Market: 0 Agricultural: 0 Common: 43,400 PRINTED 08/06/2024 BY SYS