LOT 32
IN OR 1559/622
W H BRANDIES SURVEY OR 15/357

COBB LORETTA V
PO BOX 1593
CALLAHAN, FL 32011-1593

2024

19-2N-25-0000-0072-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	08	WD ON PLY 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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

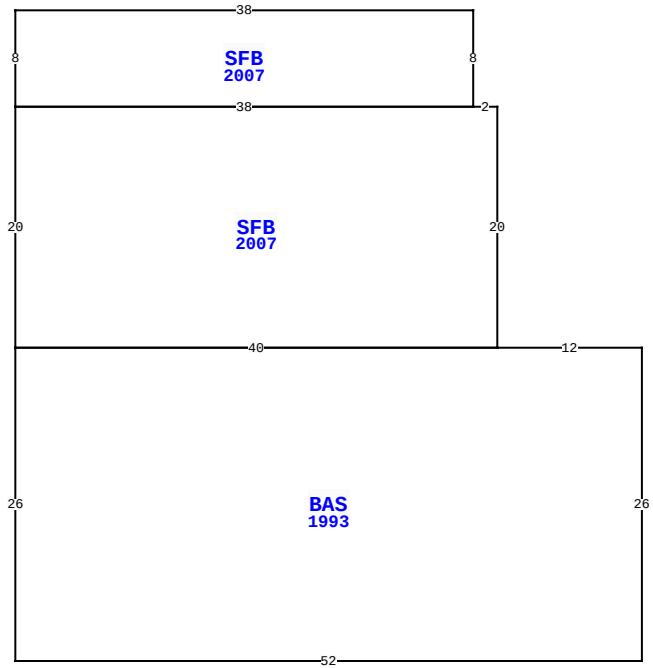
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1,352	85,176
SFB	304	80	243	15,309
SFB	800	80	640	40,320
TOTALS	2,456		2,235	140,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,235	98.9800	94.03	210,157	1972	1975	0	0	0	33.00	67.00

1 SINGLE FAM – 100% - 2012 Heated Area: 2235 HX Base Yr 2012



45111 JOHNSON RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		140,805
TOTAL MARKET OB/XF VALUE		1,245
TOTAL LAND VALUE - MARKET		31,500
TOTAL MARKET VALUE		173,550
SOH/AGL Deduction		68,476
ASSESSED VALUE		105,074
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		55,074
TOTAL JUST VALUE		173,550
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/0622	4/03/2008	WD	U	I	06	21,300
GRANTOR: DEUTSCH BANK NATIONAL						
GRANTEE: COBB LORETTA V						
1540/0211	12/10/2007	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: DEUTSCHE BANK NATIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 SFB=[YR=2007] N20 W2 SFB=[YR=2007] N8 W38 S8 E38$ W38 S20 E40$ W40 S26 E52 N26$.

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	0811	CONCRETE B	0	100	0	0	921.00	SF	5.20	5.20	100	1975	1975	3	26	1,245	

LAND DESCRIPTION

TOTAL OB/XF 1,245

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	0006	RM	0.00	0.00	1.00	AC		1.00	1.00	0.90	35,000.00	31,500.00	31,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 08/06/2024 BY SYS