

IN OR 453 PG 36
PARCELS 108 & 109
ESMT IN OR 2651-1776

KELLY JOANNE
P O BOX 545
CALLAHAN, FL 32011-0545

2024

19-2N-25-0000-0108-0000



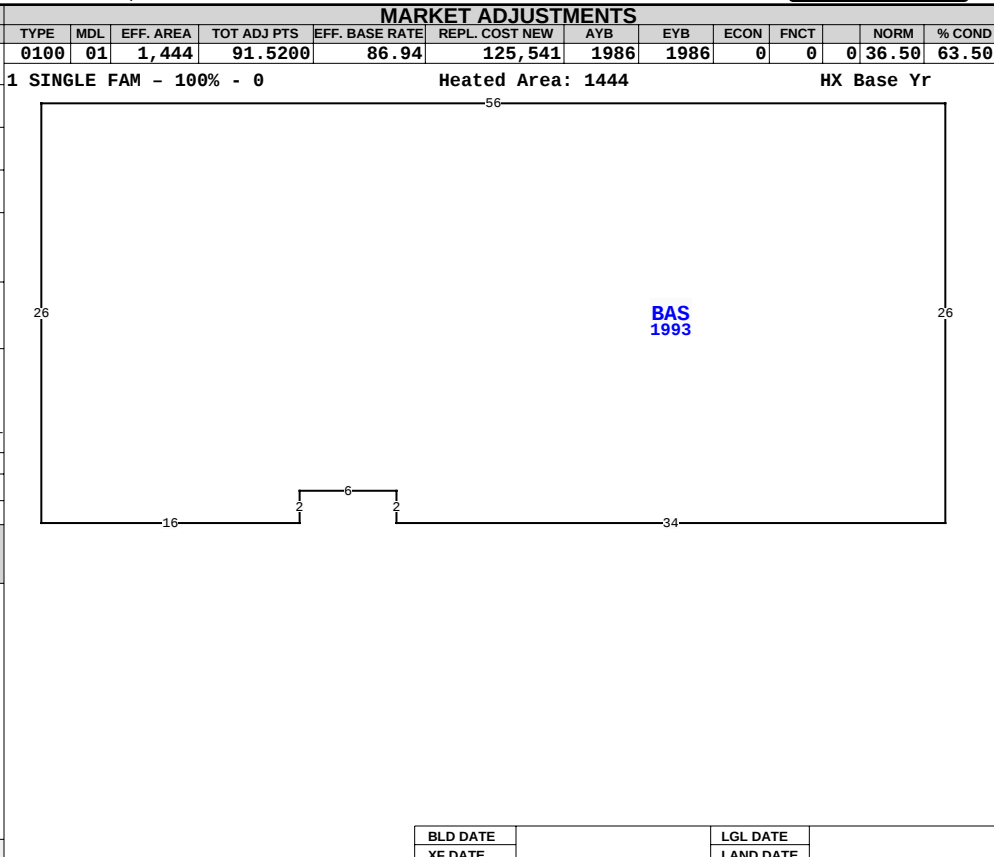
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,444	100	1,444	79,719
TOTALS	1,444		1,444	79,719

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0940	SHEDS/PORT	0 100	16	11	176.00	SF	18.30	18.30	100	1997	1997

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000100	C	SFR	100		OR	0.00	0.00	0.23	AC		1.00



45029 STRAWBERRY LN, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		79,719	
TOTAL MARKET OB/XF VALUE		644	
TOTAL LAND VALUE - MARKET		8,050	
TOTAL MARKET VALUE		88,413	
SOH/AGL Deduction		28,334	
ASSESSED VALUE		60,079	
TOTAL EXEMPTION VALUE		HX HB SL 60,079	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		88,413	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		85,328	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22180	REMODEL	31,000	01/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0453/0036	5/01/1985	MS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=1993] W56 S26 E16 N2 E6 S2 E34 N26\$.						