

PT OF NE1/4 OF SEC 23-2N-24E
IN OR 2505/574 & ESMT IN
OR 1539/108, OR 2634-22 (EX ESMT

PICKREN STEPHEN RAY
35091 CHESTNUT LN
CALLAHAN, FL 32011

2024

23-2N-24-0000-0001-0150



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	30	VINYL 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
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
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,653	100	1,653	219,440
FCP	506	25	126	16,727
FGR	529	55	291	38,631
FOP	456	30	137	18,188
FSP	456	40	182	24,161

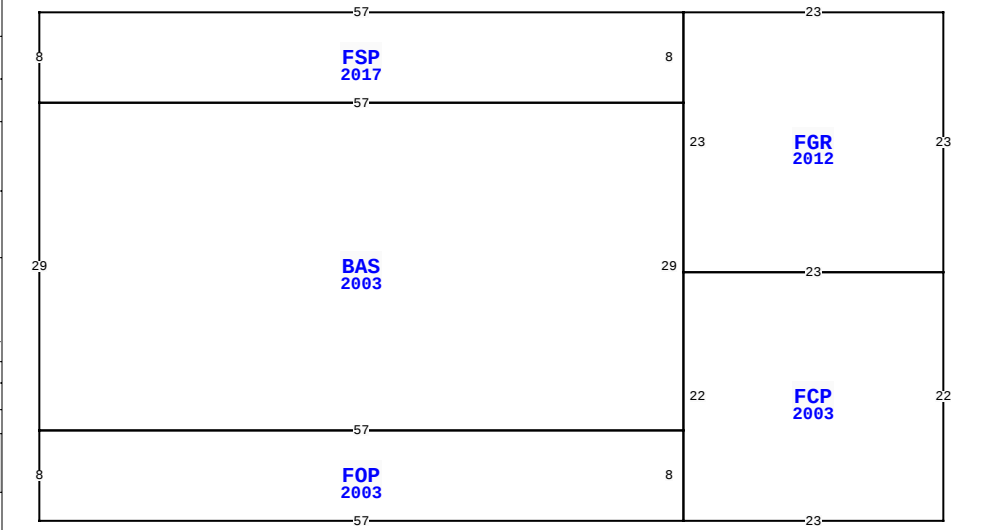
TOTALS	3,600		2,389	317,146
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0300	BOAT DCK W	0	100	0	0	275.00	SF	20.00	20.00	
2	0810	CONCRETE A	0	100	28	5	140.00	SF	6.50	6.50	
3	0812	CONCRETE C	0	100	0	0	1,250.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.50	AC	

REVIEW DATE	07/21/2021	BY	TWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,389	124.1856	155.23	370,844	2003	2003	0	0	14.48	85.52
1 SNGL FAM - 100% - 2022 Heated Area: 1653 HX Base Yr 2022											



35091 CHESTNUT LN, CALLAHAN	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0300	BOAT DCK W	0	100	0	0	275.00	SF	20.00	20.00	100	2017	2017	3	84	4,620	
2	0810	CONCRETE A	0	100	28	5	140.00	SF	6.50	6.50	100	2017	2017	3	97	883	
3	0812	CONCRETE C	0	100	0	0	1,250.00	SF	4.00	4.00	100	2003	2003	3	83	4,150	

TOTAL OB/XF											
9,653											

Total Acres: 2.50	Total Land Value: 75,000	Market: 0	Agricultural: 0	Common: 75,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	333,230		
TOTAL MARKET OB/XF VALUE	9,653		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	417,883		
SOH/AGL Deduction	87,374		
ASSESSED VALUE	330,509		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	280,509		
TOTAL JUST VALUE	417,883		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	404,987		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2505/0574	10/07/2021	WD	Q	I	01	425,000	
GRANTOR: DRURY THOMAS W JR & B							
GRANTEE: PICKREN STEPHEN RAY							
1195/1139	12/16/2003	WD	U	V	07	100	
GRANTOR: WILLARD QUINTON & LIN							
GRANTEE: DRURY THOMAS W JR &							

BUILDING NOTES											

BUILDING DIMENSIONS											
FGR=[YR=2012] W23 FSP=[YR=2017] W57 S8 BAS=[YR=2003] S29 FOP=[YR=2003] S8 E57 FCP=[YR=2003] E23 N22 W23 S22\$ N8 W57\$ E57 N29 W57\$ E57 N8\$ S23 E23 N23\$.											

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