PT OF SE1/4 2002 SPRI DW
IN OR 623 PG 777
ESMT OR 1048/1695

PACETTI JOHN H & SUSAN O
PO BOX 1811
CALLAHAN, FL 32011-1811

2024

23-2N-25-0000-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	03	Quality Level 03

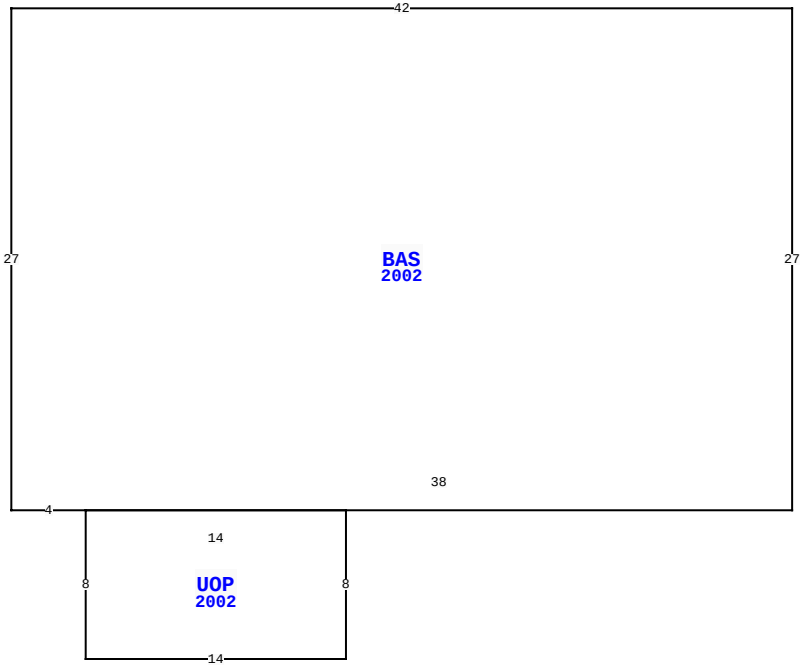
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,134	100	1,134	47,846
UOP	112	25	28	1,181
TOTALS	1,246		1,162	49,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,162	117.2000	87.90	102,140	2001	2001	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2003 Heated Area: 1134 HX Base Yr 2003



55131 NASCAR DR, 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		49,027
TOTAL MARKET OB/XF VALUE		4,467
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		88,494
SOH/AGL Deduction		43,314
ASSESSED VALUE		45,180
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,180
TOTAL JUST VALUE		88,494
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3796	MH MOVE-ON	0	04/01/2002
P5499	NEW CONSTR	0	04/01/2002
E9478	NEW CONSTR	0	04/01/2002
M5874	H/AC	0	04/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0623/0777	4/10/1991	WD	U	V	01	100

GRANTOR: PACETTI FRANCIS
GRANTEE: PACETTI JOHN & SUSA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W42 S27 E4 UOP=[YR=2002] S8 E14 N8 W14 $ E38 N27 $.

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	0200	BARN WD 0-	0	100	36	17	612.00	SF	20.00	20.00	100	2000	2000	3	28	3,427	
2	0812	CONCRETE C	0	100	40	20	800.00	SF	4.00	4.00	100	1980	1980	3	32.5	1,040	

LAND DESCRIPTION

TOTAL OB/XF 4,467

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS