PT OF SW14 OF NW1/4 OF NE1/4
OF SEC 24-2N-24E IN
OR 1359/620 & OR 1743/594 &

WILSON CHRISTINA M &/ROONEY PATRICK
45166 MARIGOLD LN
CALLAHAN, FL 32011

2024

24-2N-24-0000-0005-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

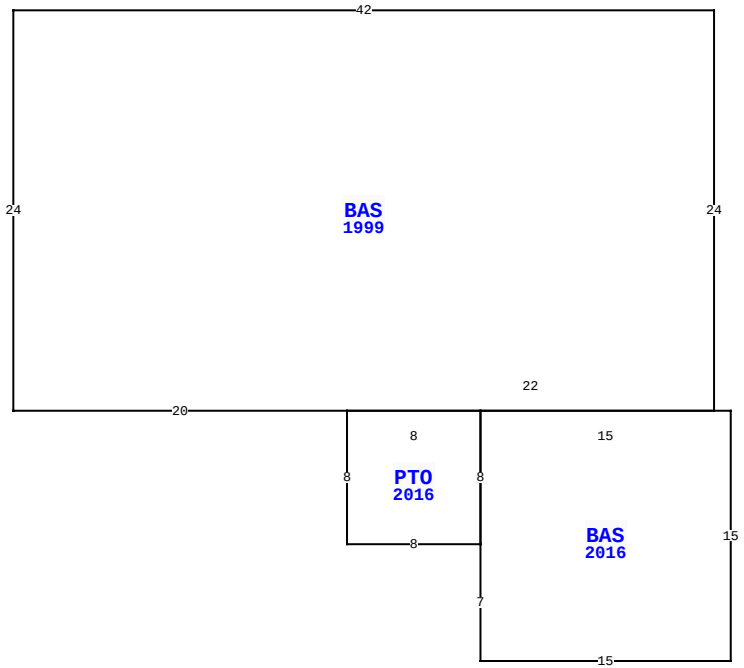
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,008	100	1,008	99,298
BAS	225	100	225	22,165
PTO	64	5	3	295
TOTALS	1,297		1,236	121,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,236	115.5400	109.76	135,663	1999	2002	0	0	0	10.25	89.75

1 SINGLE FAM – 100% - 2006 Heated Area: 1233 HX Base Yr 2006



45166 MARIGOLD LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		121,758
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		66,000
TOTAL MARKET VALUE		187,758
SOH/AGL Deduction		92,923
ASSESSED VALUE		94,835
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		44,835
TOTAL JUST VALUE		187,758
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1428137	NEW CONSTR	0	08/01/2014
B985463	NEW CONSTR	50,000	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1743/0594	3/29/2011	QC	U	I	11	50,000
GRANTOR: WILSON DAVID E						
GRANTEE: WILSON CHRISTINA M						
1359/0620	10/17/2005	WD	Q	I		113,500
GRANTOR: HIGGINBOTHAM JOSHUA D						
GRANTEE: WILSON CHRISTINA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W42 S24 E20 PTO=[YR=2016] S8 E8 BAS=[YR=2016] S7 E15 N15 W15 S8$ N8 W8$ E22 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0007	OR	0.00	0.00	2.20	AC		1.00	1.00	1.00	30,000.00	30,000.00	66,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.20 Total Land Value: 66,000 Market: 0 Agricultural: 0 Common: 66,000 PRINTED 08/06/2024 BY SYS