PT OF LOTS 35 & 36 (S-1)
IN OR 2313/1077
EAST CALLAHAN PB 1/35

LOSCO JASON COLTER/LOSCO KATHERINE ELIZABETH
45339 CIRCLE DR
CALLAHAN, FL 32011-6014

2024

28-2N-25-3060-0035-0010

BUILDING CHARACTERISTICS

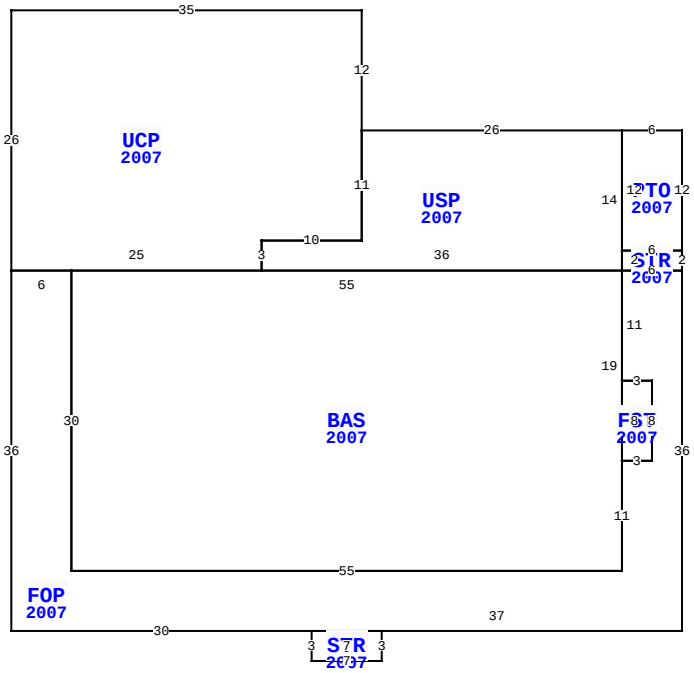
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	1,650	178,495
FOP	738	30	221	23,908
FST	24	55	13	1,406
PTO	72	5	4	433
STR	12	10	1	108
STR	21	10	2	216
UCP	880	20	176	19,040
USP	394	30	118	12,765
TOTALS	3,791		2,185	236,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,185	98.3430	122.93	268,602	2007	2007	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2021 Heated Area: 1650 HX Base Yr 2021



45339 CIRCLE DR, CALLAHAN

BLD DATE	09/20/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		236,370
TOTAL MARKET OB/XF VALUE		51,334
TOTAL LAND VALUE - MARKET		67,320
TOTAL MARKET VALUE		355,024
SOH/AGL Deduction		91,136
ASSESSED VALUE		263,888
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		213,888
TOTAL JUST VALUE		355,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20332	CARPORT	19,080	08/01/2007
M12267	MECH OTHER	0	11/01/2006
E18184	ELEC OTHER	3,000	10/01/2006
C18498	CO ISSUED	0	09/01/2006
B18498	NEW CONSTR	168,840	09/01/2006
P11563	OTHER	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2313/1077	9/20/2019	SW	U	I	11	100
GRANTOR: LOSCO THOMAS MICHAEL						
GRANTEE: LOSCO JASON COLTER						
1425/1231	7/05/2006	WD	Q	V		90,000
GRANTOR: STRATTON HARRY JR & M						
GRANTEE: LOSCO THOMAS MICHAE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2007] W6 USP=[YR=2007] W26 UCP=[YR=2007] N12 W35 S26 FOP=[YR=2007] S36 E30 STR=[YR=2007] S3 E7 N3 W7$ E37 N36 STR=[YR=2007] N2 W6 S2 BAS=[YR=2007] W55 S30 E55 N11 FST=[YR=2007] E3 N8 W3 S8$ N19$ E6$ W6 S11 E3 S8 W3 S11 W55 N30 W6 $ E25 N3 E10 N11$ S11 W10 S3 E36 N14$ S12 E6 N12$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	91	1,820	
2	0100	BAR-B-Q	0	100	0	0	1.00	UT	400.00	400.00	100	2007	2007	3	31	124	
3	0351	CARPORT MT	0	100	0	0	535.00	SF	8.50	8.50	100	2007	2007	3	31	1,410	
4	0940	SHEDS/PORT	0	100	0	0	90.00	SF	30.00	30.00	100	2007	2007	3	31	837	
5	0533	STBL CB FL	0	100	42	36	1,512.00	UT	60.00	60.00	100	2007	2007	3	48	43,546	
6	0811	CONCRETE B	0	100	0	0	786.00	SF	5.20	5.20	100	2007	2007	3	88	3,597	

LAND DESCRIPTION

TOTAL OB/XF 51,334

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	0005	OR	0.00	0.00	3.74	AC		1.00	1.00	1.00	18,000.00	18,000.00	67,320							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.74 Total Land Value: 67,320 Market: 0 Agricultural: 0 Common: 67,320 PRINTED 08/06/2024 BY SYS