

PT OF LOT 46 & 47 (SEC 47)
IN OR 2230/1310
EAST CALLAHAN SUB PB 1/35

WRIGHT LAVERNE L SR/MCKNIGHT-WRIGHT JUNE
45359 CIRCLE DR
CALLAHAN, FL 32011

2024

28-2N-25-3060-0046-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	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 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,038	100	1,038	122,313
FCP	180	25	45	5,302
FOP	81	30	24	2,828
FOP	20	30	6	707

TOTALS 1,319 1,113 131,150

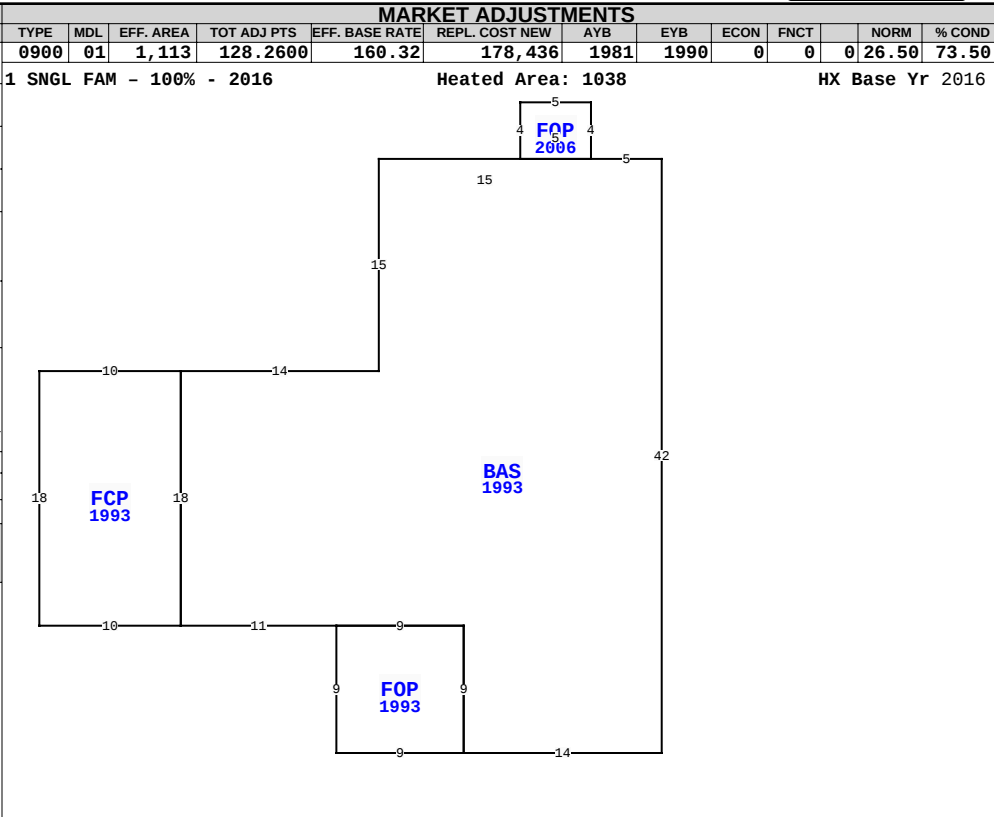
EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0 100	10	20	200.00	SF	6.50	6.50	100	1981	1981	3	35	455	
2	0812	CONCRETE C	0 100	0	0	2,359.00	SF	4.00	4.00	100	1997	1997	3	73	6,888	
3	0681	POLE SHED	0 100	10	11	110.00	SF	15.00	15.00	100	1997	1997	3	25	413	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.15	AC		1.00	1.00	1.00	35,000.00	35,000.00	40,250							

REVIEW DATE 01/31/2022 BY KBA



45359 CIRCLE DR, CALLAHAN

45359 CIRCLE DR, CALLAHAN				INC DATE				AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
200.00	SF	6.50	6.50	100	1981	1981	3	35	455	
2,359.00	SF	4.00	4.00	100	1997	1997	3	73	6,888	
110.00	SF	15.00	15.00	100	1997	1997	3	25	413	

TOTAL OB/XF 7,756

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.15	AC		1.00	1.00	1.00	35,000.00	35,000.00	40,250							

Total Acres: 1.15 Total Land Value: 40,250 Market: 0 Agricultural: 0 Common: 40,250

NASSAU COUNTY PROPERTY PAGE 1 of 2 6

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		135,777
TOTAL MARKET OB/XF VALUE		7,756
TOTAL LAND VALUE - MARKET		40,250
TOTAL MARKET VALUE		183,783
SOH/AGL Deduction		94,942
ASSESSED VALUE		88,841
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		38,841
TOTAL JUST VALUE		183,783
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002107	REPAIR/RRF	975	02/07/2022
21014340	REPAIR/RRF	5,167	10/19/2021
21005714	REPAIR/RRF	7,500	05/05/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2230/1310	10/15/2018	QC	U	I	11
GRANTOR: WRIGHT LAVERNE L SR					
GRANTEE: WRIGHT LAVERNE L SR					
0911/1799	12/16/1999	WD	Q	I	
GRANTOR: HADDEN CYNTHIA Y & RO					
GRANTEE: WRIGHT LAVERNE L SR					

83,000

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 FOP=[YR=2006] N4 W5 S4 E5 \$ W15 S15 W14
FCP=[YR=1993] W10 S18 E10 N18 \$ S18 E11 FOP=[YR=1993] S9 E9
N9 W9 \$ E9S9 E14N42 \$.

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[illegible]