

BLK 1 PT OF LOT 4
IN OR 637/872
JEHU BOOTHE SURVEY PBK 1/29

WILSON PEGGY LYNNE
P O BOX 746
CALLAHAN, FL 32011-0746

2024

29-2N-25-3120-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	07
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NEIGHBORHOOD/LOC	7001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,741	100	1,741	154,764
DCK	288	10	29	2,578
FOP	28	30	8	711
FOP	42	30	13	1,156
UGR	360	45	162	14,400
TOTALS	2,459		1,953	173,610

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,171.00	SF	4.00	4.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0810	CONCRETE A	0	100	14	7	98.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	3	7	21.00	SF	6.50	6.50	
5	0810	CONCRETE A	0	100	0	0	307.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000000	C	VAC RES	100	0006	MU	65.00	118.00	65.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,953	110.7400	105.20	205,456	1987	1992	0	0	15.50	84.50
1 SINGLE FAM - 100% - 0 Heated Area: 1741 HX Base Yr											
45496 800TH ST, CALLAHAN											
BLD DATE: 06/02/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		173,610	
TOTAL MARKET OB/XF VALUE		6,285	
TOTAL LAND VALUE - MARKET		45,500	
TOTAL MARKET VALUE		225,395	
SOH/AGL Deduction		113,267	
ASSESSED VALUE		112,128	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		57,128	
TOTAL JUST VALUE		225,395	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		204,937	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2129	N/A	80,000	03/30/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0637/0872	9/30/1991	WD	Q	I	
GRANTOR: HOWARD VANCE BARTON					SALE PRICE
GRANTEE: WILSON PEGGY LYNNE					74,500
GRANTOR: JONES ESTHER WILLIAMS					
GRANTEE: HOWARD VANCE BARTON					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=1993] W6 BAS=[YR=1993] W11 DCK=[YR=2008] N12 W24 S12 E24\$ W26 S37 UGR=[YR=1993] S18 E20 N14 FOP=[YR=1993] E7N4 W7 S4\$ N4 W20\$ E27 S12 E16 N42 W6 N7\$ S7 E6 N7\$.											