BLOCK 2 PT OF LOTS 3 & 4
IN OR 737/1929 RP 481
ESMT PT OR 1861/825

VAILL JULIET ALLEN YARBROUGH
4000 MOULTRIE FORESIDE BLVD
ST AUGUSTINE, FL 32086

2024

32-2N-25-2920-0002-0033

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

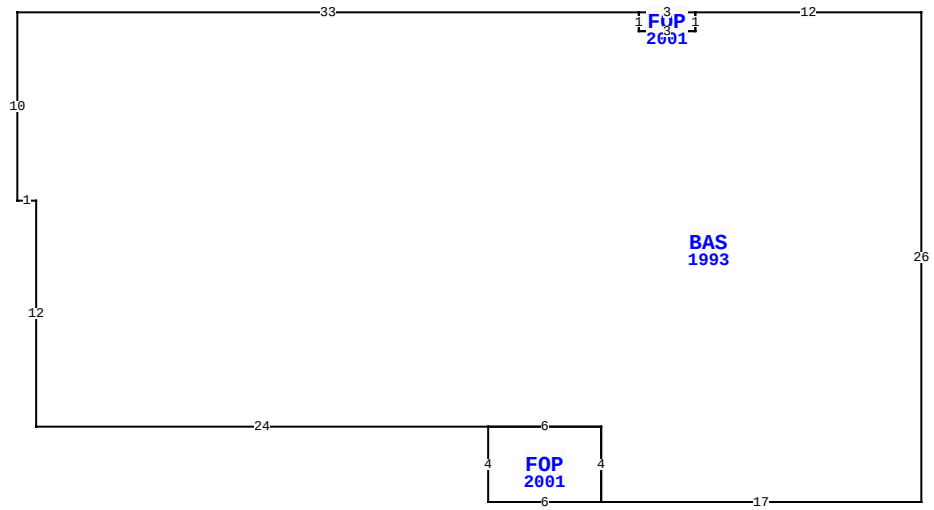
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 50
Exterior Wall	30	VINYL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,109	100	1,109	22,847
FOP	3	30	1	21
FOP	24	30	7	144
TOTALS	1,136		1,117	23,011

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,117	98.1000	68.67	76,704	1965	1980	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1109 HX Base Yr



45342 PICKETT ST, 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	23,011
TOTAL MARKET OB/XF VALUE	1,921
TOTAL LAND VALUE - MARKET	17,850
TOTAL MARKET VALUE	42,782
SOH/AGL Deduction	12,871
ASSESSED VALUE	29,911
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,911
TOTAL JUST VALUE	42,782
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	41,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0737/1929	8/29/1995	AD	U	I	01	20,000
GRANTOR: IVESTER LOUIE E						
GRANTEE: ALLEN JULIET						
0685/1505	7/29/1993	WD	Q	I		14,000
GRANTOR: WESTERN UNITED LIFE						
GRANTEE: IVESTER LOUIE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FOP=[YR=2001] W3 S1 E3 N1$ S1 W3 N1 W33 S10 E1 S12 E24 FOP=[YR=2001] S4 E6 N4 W6 $ E6 S4 E17 N26 $.

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1975	1975	3	36	720	
2	0940	SHEDS/PORT	0	0	8	8	64.00	SF	21.30	21.30	100	1990	1990	3	20	273	
3	1242	WD DECK A	0	0	16	8	128.00	SF	10.00	10.00	100	1990	1990	3	20	256	
4	0681	POLE SHED	0	0	10	8	80.00	SF	15.00	15.00	100	2009	2009	3	56	672	

LAND DESCRIPTION

TOTAL OB/XF 1,921

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	000102	C	SFR/MH	0	0006	OR	0.00	0.00	0.51	AC		1.00	1.00	1.00	35,000.00	35,000.00	17,850							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.51 Total Land Value: 17,850 Market: 0 Agricultural: 0 Common: 17,850 PRINTED 08/06/2024 BY SYS