BLOCK 2 PT LOT 5
IN OR 2540/367
ESMT PT OR 1861/825

GULLEY SHARI Z L/E/
45406 PICKETT ST
CALLAHAN, FL 32011

2024

32-2N-25-2920-0002-0055

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	11	CLAY TILE 30
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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

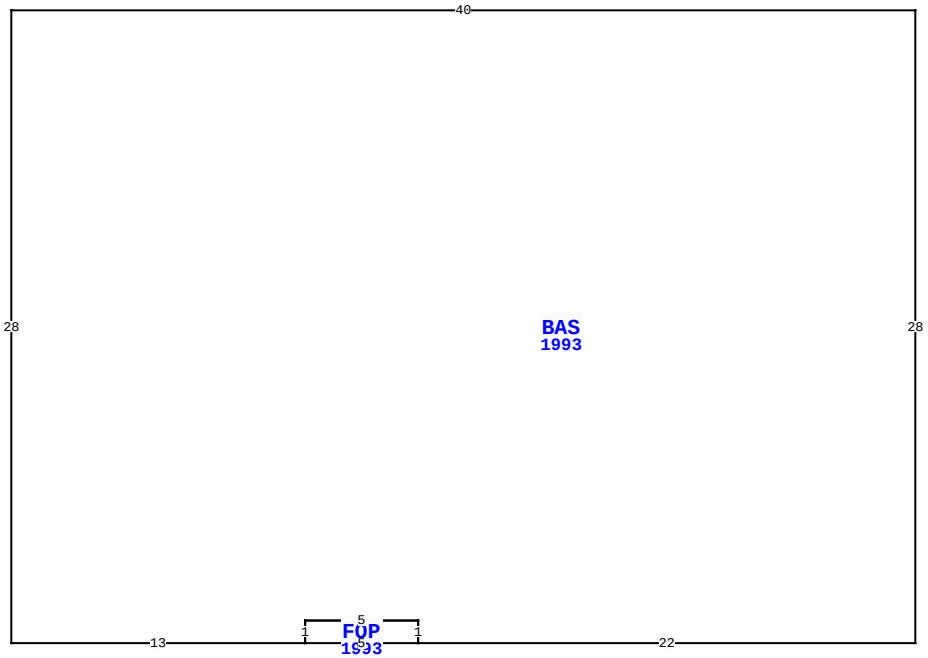
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,115	100	1,115	128,009
FOP	5	30	2	230
TOTALS	1,120		1,117	128,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,117	125.2350	118.97	132,889	1962	2015	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1115 HX Base Yr 2022



45406 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		128,238
TOTAL MARKET OB/XF VALUE		2,434
TOTAL LAND VALUE - MARKET		30,450
TOTAL MARKET VALUE		161,122
SOH/AGL Deduction		19,007
ASSESSED VALUE		142,115
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		92,115
TOTAL JUST VALUE		161,122
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E11858	CHNGE SRVC	1,500	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2540/0367	2/08/2022	LE	U	I	14	100
GRANTOR: GULLEY SHARI Z						
GRANTEE: RAMSEY MARK HENRY E						
2456/1501	4/21/2021	WD	Q	I	01	190,000
GRANTOR: ACCESS 25 INVESTMENTS						
GRANTEE: GULLEY SHARI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S28 E13 FOP=[YR=1993] E5 N1 W5 S1$ N1 E5 S1 E22 N28$.

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	0940	SHEDS/PORT	0	100	20	10	200.00	SF	21.30	21.30	100	2003	2003	3	21	895	
2	1242	WD DECK A	0	100	16	10	160.00	SF	10.00	10.00	100	1980	1980	3	20	320	
3	1242	WD DECK A	0	100	12	9	108.00	SF	10.00	10.00	100	2005	2005	3	24	259	
4	0681	POLE SHED	0	100	20	8	160.00	SF	15.00	15.00	100	2005	2005	3	40	960	

LAND DESCRIPTION

TOTAL OB/XF 2,434

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	0006	OR	0.00	0.00	0.87	AC		1.00	1.00	1.00	35,000.00	35,000.00	30,450							

REVIEW DATE 02/26/2021 BY KBA Total Acres: 0.87 Total Land Value: 30,450 Market: 0 Agricultural: 0 Common: 30,450 PRINTED 08/06/2024 BY SYS