BLOCK 3 LOTS 8 & 9
EX S-1 S-2 S-3 S-4 & S-5
ESMT PT OR 1861/825

MURPHY SEAN & JULIE
45530 PICKETT STREET
CALLAHAN, FL 32011

2024

32-2N-25-2920-0003-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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
Quality	03	Quality Level 03

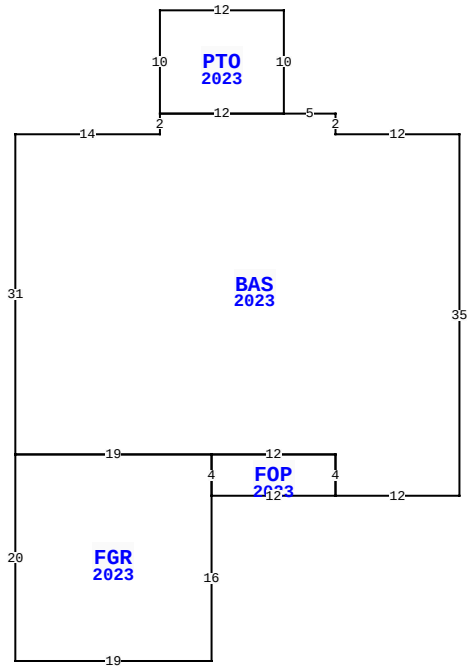
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,415	100	1,415	203,873
FGR	380	55	209	30,113
FOP	48	30	14	2,017
PTO	120	5	6	864
TOTALS	1,963		1,644	236,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,644	115.2600	144.08	236,868	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1415 HX Base Yr 2024



45530 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		236,868
TOTAL MARKET OB/XF VALUE		1,911
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		273,779
SOH/AGL Deduction		63,800
ASSESSED VALUE		209,979
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		159,979
TOTAL JUST VALUE		273,779
NCON VALUE		238,779
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		35,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2206072	CO		06/12/2023
22006072	NEW CONSTR	222,682	04/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2652/476	7/06/2023	WD	Q	I	01	350,000
GRANTOR: BISHOP DAVID W JR & C						
GRANTEE: MURPHY SEAN & JULIE						
2562/0092	5/03/2022	WD	U	V	11	100
GRANTOR: AXIS MANAGEMENT INC						
GRANTEE: BISHOP DAVID W JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=30,0] E14 N2 E12 E5 S2 E12 S35 W12 N4 W12 W19 N31 $
FOP=[YR=2023;ORIG=61,31] W12 S4 E12 N4 $
FGR=[YR=2023;ORIG=30,31] E19 S4 S16 W19 N20 $
PTO=[YR=2023;ORIG=44,-2] E12 N10 W12 S10 $
.

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	0810	CONCRETE A	0	100	0	0	294.00	SF	6.50	6.50	100	2024	2023		100	1,911	

LAND DESCRIPTION

TOTAL OB/XF 1,911

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	000100	C	SFR	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/21/2023 BY KW Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS