PT OF LOTS 8 & 9 (S-6)
IN OR 2187/263
ESMT PT OR 1861/825

BATURA CURTIS M & HILERIE K
45566 PICKETT STREET
CALLAHAN, FL 32011

2024

32-2N-25-2920-0003-0086

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

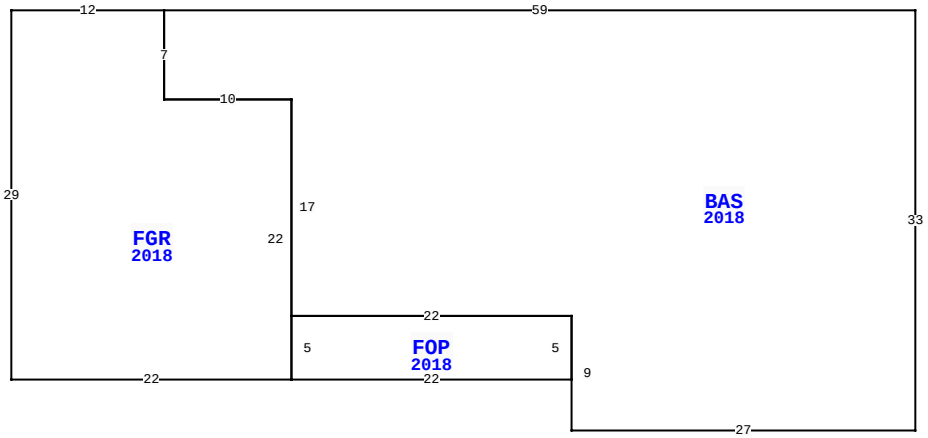
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	1,489	100	1,489	202,467
FGR	568	55	312	42,424
FOP	110	30	33	4,487
TOTALS	2,167		1,834	249,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,834	111.0000	138.75	254,468	2018	2018	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 1489 HX Base Yr 2020



45566 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		249,379
TOTAL MARKET OB/XF VALUE		8,963
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		293,342
SOH/AGL Deduction		106,667
ASSESSED VALUE		186,675
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		136,675
TOTAL JUST VALUE		293,342
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002207	CO ISSUED	0	03/02/2018
B1633219	NEW CONSTR	194,627	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2187/0263	3/30/2018	WD	Q	I	01	165,000
GRANTOR: DOCKSIDE SOUTH PROPER						
GRANTEE: BATURA CURTIS M & H						
2056/1898	7/06/2016	WD	Q	V	01	14,000
GRANTOR: JOHNSON KENNETH M						
GRANTEE: DOCKSIDE SOUTH PROP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W59 FGR=[YR=2018] W12 S29 E22 FOP=[YR=2018] E22 N5 W22 S5$ N22 W10 N7$ S7 E10 S17 E22 S9 E27 N33$.

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	0811	CONCRETE B	0	100	0	0	1,777.00	SF	5.20	5.20	100	2017	2017	3	97	8,963	

LAND DESCRIPTION

TOTAL OB/XF 8,963

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/01/2024 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS