

**MCCALLISTER DENNIS & VIRGINIA L/E/
45589 PICKETT ST
CALLAHAN, FL 32011**

32-2N-25-2920-0003-0100

REVIEW DATE	05/12/2019	BY	KBA	Total Acres: 3.21	Total Land Value: 57,780	Market: 0	Agricultural: 0	Common: 57,780	PRINTED 08/06/2024 BY SYS
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										6	
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		05		AVERAGE 50		6500		01		950		51.0000		17.85		16,958		1984		1984		0		0		50.00		50.00		VALUATION BY					STANDARD						
Exterior Wall		14		WD SHINGLE 50		2		GARAGE RES - 100% - 1994								Heated Area: 950												HX Base Yr 1994		Tax Group: 6					Tax Dist:						
Roof Structur		03		GABLE/HIP 100																										BUILDING MARKET VALUE					201,483						
Roof Cover		01		MINIMUM 100																										TOTAL MARKET OB/XF VALUE					11,765						
Interior Wall		07		NONE 100																										TOTAL LAND VALUE - MARKET					57,780						
Interior Floo		03		CONC FINSH 100																										TOTAL MARKET VALUE					271,028						
Air Condition		01		NONE 100																										SOH/AGL Deduction					112,475						
Heating Type		01		NONE 100																										ASSESSED VALUE					158,553						
Bedrooms				0 100																										TOTAL EXEMPTION VALUE					HX HB 50,000						
Bathrooms				0 100																										BASE TAXABLE VALUE					108,553						
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					271,028						
Stories		1.		1. 100																										NCON VALUE					0						
Units				0 100																										INCOME VALUE											
BUD8 Adjustme		06		DIST 1D 100																										PREVIOUS YEAR MKT VALUE					262,608						
Occupancy		00		NONE 100																																					
Quality		03		Quality Level 03																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		8001.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		950		100		950		8,479																																	
TOTALS		950		950		8,479																																			
EXTRA FEATURES																																									
45589 PICKETT ST, CALLAHAN																																									
BLD DATE																																									
XF DATE																																									
INC DATE																																									
LGL DATE																																									
LAND DATE																																									
AG DATE																																									
L N		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											