

S-2 OF LOT 6 & PT OF LOT 17
IN OR 1819/1165
ESMT PT OR 1514/1876

LEONARD WILLIAM OTTO & VERA M
P O BOX 895
CALLAHAN, FL 32011-0895

2024

32-2N-25-4020-0006-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2 100	
Bathrooms	1.5 100	
Frame	02	WOOD FRAME 100
Stories	1.5 100	
Units	0 100	
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	5000IMPROVED AG	

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00		
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,032	100	1,032	100,530
BAS	576	100	576	56,110
DCK	272	10	27	2,630
FUS	408	100	408	39,744

TOTALS	2,288		2,043	199,013
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0681	POLE SHED	0 100	69	26	1,794.00	SF	10.50	10.50	100	1970
2	0752	USP	0 100	12	12	144.00	SF	15.00	15.00	100	1993
3	0940	SHEDS/PORT	0 100	12	14	168.00	SF	21.30	21.30	100	1990
4	0510	GARAGE WD-	0 100	32	14	448.00	SF	28.00	28.00	100	1992
5	0936	SEPTC TANK	0 0	0	0	2.00	UT	6,000.00	6,000.00	100	1990
6	0940	SHEDS/PORT	0 100	20	12	240.00	SF	18.30	18.30	100	1992
7	0810	CONCRETE A	0 100	84	3	252.00	SF	6.50	6.50	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	2.98	AC	
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	7.90	AC	
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	7.90	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,043	119.2268	113.27	231,411	1990	1995	0	0	0 14.00	86.00
1 SINGLE FAM - 100% - 0 Heated Area: 2016 HX Base Yr											
45681 PICKETT ST, CALLAHAN											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						01/01/2019 KB					
						01/01/2019 KB					

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 3	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										312,130	
TOTAL MARKET OB/XF VALUE										21,711	
TOTAL LAND VALUE - MARKET										183,300	
TOTAL MARKET VALUE										441,064	
SOH/AGL Deduction										232,920	
ASSESSED VALUE										208,144	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										158,144	
TOTAL JUST VALUE										517,141	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										493,008	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12816	NEW CONSTR	87,060	05/01/2004
R6164	REPAIR/RRF	2,175	05/01/2004
MH992708	MH MOVE-ON	0	01/06/1999
8880	MH MOVE-ON	5,500	05/01/1992
6573	TEMP POLE	350	03/23/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1819/1165	10/16/2012	QC	U	I	11	100	
GRANTOR: LEONARD WILLIAM OTTO							
GRANTEE: LEONARD WILLIAM OTT							
0206/0017	1/01/1975	WD	Q	V		4,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W16 DCK=[YR=1993] N16 W17 S16 E17\$ W34 S24 E14											
BAS=[YR=2013] S17 E24 N24 W24 S7\$ N7 E24 S7 E12 N24\$ PTR=E15											
FUS=[YR=1993] E24 S17 W24 N17\$ W15\$.											

LEONARD WILLIAM OTTO & VERA M
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[illegible]

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BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10012MODULAR MT 10005DRYWALL 10014CARPET 10004CENTRAL 10004AIR DUCTED 10031002WOOD FRAME 1001.1.1000100

QUALITY03Quality Level 03DOR CODE5000IMPROVED AGMAP NUMMKT AREA08NEIGHBORHOOD/LOC8001.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUEBAS56010056018,228BAS48010048015,624

TOTALS1,0401,04033,852

EXTRA FEATURES45681 PICKETT ST, CALLAHAN

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSENTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTIONTOTAL OB/XF0

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPED TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0800021,040124.000093.0096,720199619960065.0035.00

M/H 94+ - 0% - 0Heated Area: 1040HX Base Yr

BAS2024BAS2004

NASSAU COUNTY PROPERTY

PAGE 3 of 36

VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 6Tax Dist:

BUILDING MARKET VALUE312,130TOTAL MARKET OB/XF VALUE21,711TOTAL LAND VALUE - MARKET183,300TOTAL MARKET VALUE441,064SOH/AGL Deduction232,920ASSESSED VALUE208,144TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE158,144TOTAL JUST VALUE517,141NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE493,008

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE1819/116510/16/2012QC U I I11100GRANTOR: LEONARD WILLIAM OTTOGRANTEE: LEONARD WILLIAM OTT0206/00171/01/1975WD Q Q V4,000GRANTOR:GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W40 S14 E40 N14 \$BAS=[YR=2024;ORIG=-40,-12] E40 S12 W40 N12 \$.