PT OF LOT 10 & LOTS 13 & 14
IN OR 2016/3
PICKETT ESTATES PB 2/27

NOBLES JOHN & MARY
45775 PICKETT ST
CALLAHAN, FL 32011

2024

32-2N-25-4020-0010-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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	04	Quality Level 04

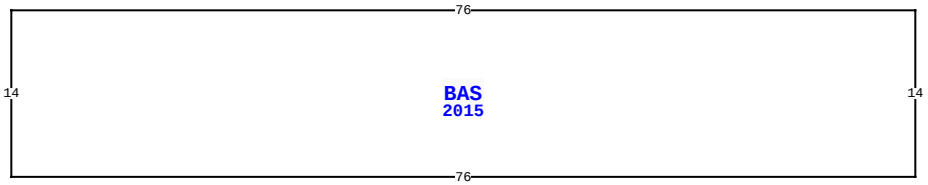
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	25,807
TOTALS	1,064		1,064	25,807

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,064	115.5000	80.85	86,024	1992	1995	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2023 Heated Area: 1064 HX Base Yr 2023



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		25,807
TOTAL MARKET OB/XF VALUE		21,036
TOTAL LAND VALUE - MARKET		100,450
TOTAL MARKET VALUE		147,293
SOH/AGL Deduction		26,426
ASSESSED VALUE		120,867
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		70,867
TOTAL JUST VALUE		147,293
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531560	GARAGE	0	12/17/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2016/0003	11/17/2015	QC	U	V	11	100

GRANTOR: CROSBY RICHARD W & DO

GRANTEE: NOBLES JOHN & MARY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

45775 PICKETT ST, CALLAHAN

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	0510	GARAGE WD-	0	100	20	30	480.00	SF	35.00	35.00	100	2016	2016	3	81	13,608	
2	0680	POLE SHED	0	100	30	12	360.00	SF	10.00	10.00	100	2022	2022	3	98	3,528	
3	0810	CONCRETE A	0	100	30	20	600.00	SF	6.50	6.50	100	2022	2022	3	100	3,900	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W76 S14 E76 N14$.

LAND DESCRIPTION

TOTAL OB/XF 21,036

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	2.87	AC		1.00	1.00	1.00	35,000.00	35,000.00	100,450							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.87 Total Land Value: 100,450 Market: 0 Agricultural: 0 Common: 100,450 PRINTED 08/06/2024 BY SYS