PT OF LOTS 14 & 15
IN OR 699 PG 397
PICKETT ESTATES PB 2/27

CROSBY JOHNNY & PERI
45743 PICKETT STREET
CALLAHAN, FL 32011

2024

32-2N-25-4020-0014-0010

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

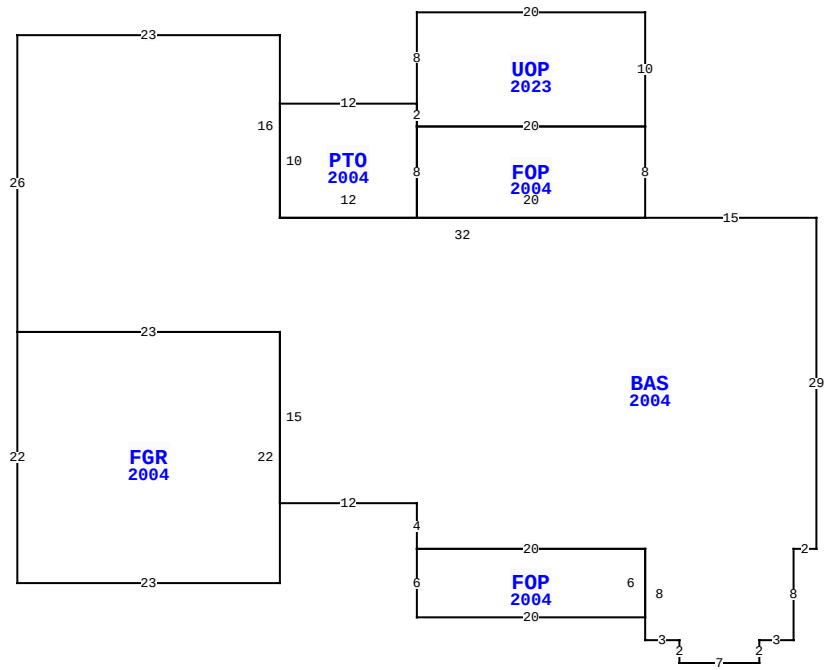
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,031	100	2,031	188,363
FGR	506	55	278	25,783
FOP	120	30	36	3,339
FOP	160	30	48	4,452
PTO	120	5	6	556
UOP	200	20	40	3,710
TOTALS	3,137		2,439	226,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,439	110.0000	104.50	254,876	2004	2008	0	0	0	11.25	88.75

1 SINGLE FAM – 100% - 2005 Heated Area: 2031 HX Base Yr 2005



45743 PICKETT ST, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		226,202
TOTAL MARKET OB/XF VALUE		23,892
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		320,094
SOH/AGL Deduction		143,019
ASSESSED VALUE		177,075
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		127,075
TOTAL JUST VALUE		320,094
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,967

ALUMN CRPT (18X40) ATTACHED TO (12X40) CRPT: 6/23K
DORMERS ARE FAKE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2302547	REPAIR/RRF	15,000	02/24/2023
B22-13759	REPLACE 17 WINDOW		09/09/2022
B1632106	CARPORT	16,472	04/01/2016
B11911	NEW CONSTR	160,000	11/04/2003
E11944	NEW CONSTR	0	11/04/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0699/0397	2/28/1994	WD	U	I	01	100

GRANTOR: CROSBY RICHARD & DORI
GRANTEE: CROSBY JOHNNY & PER

BUILDING NOTES

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	20	400.00	SF	35.00	35.00	100	2004	2004	3	36	5,040	
2	0812	CONCRETE C	0	100	0	0	1,750.00	SF	4.00	4.00	100	2004	2004	3	84	5,880	
3	0351	CARPORT MT	1	100	40	30	1,200.00	SF	10.00	10.00	100	2023	2016		74	8,880	
4	1243	WD DECK F	1	100	0	0	550.00	SF	8.00	8.00	100	2023	2021		93	4,092	

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W15 W32 N16 W23 S26 E23 S15 E12 S4 E20 S8 E3 S2 E7 N2 E3 N8 E2 N29 $
FGR=[YR=2004;ORIG=-70,10] S22 E23 N22 W23 $
FOP=[YR=2004;ORIG=-15,0] N8 W20 S8 E20 $
PTO=[YR=2004;ORIG=-35,-8] N2 W12 S10 E12 N8 $
FOP=[YR=2004;ORIG=-35,29] S6 E20 N6 W20 $
UOP=[YR=2023;ORIG=-15,-18] W20 S8 S2 E20 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 23,892

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	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 06/14/2023 BY KWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/06/2024 BY SYS