

PT OF LOTS 20 & 121
IN OR 2503/1541
PICKETT ESTATES PBK 2/27

CASSIDY RAYMOND W & LACEY
45708 PICKETT ST
CALLAHAN, FL 32011

2024

32-2N-25-4020-0020-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	05	AVERAGE 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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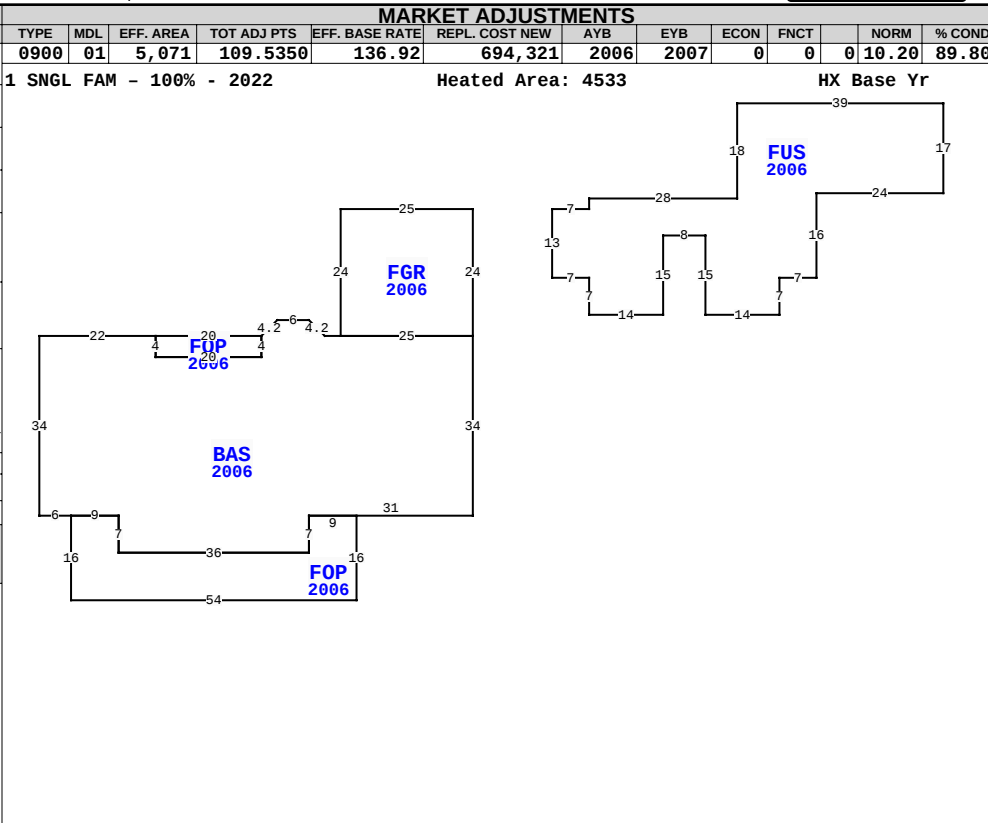
NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,987	100	2,987	367,264
FGR	600	55	330	40,575
FOP	80	30	24	2,951
FOP	612	30	184	22,623
FUS	1,546	100	1,546	190,087

TOTALS	5,825		5,071	623,500
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	
2	0811	CONCRETE B	0	100	0	0		671.00	SF 5.20	
3	0861	POOL GUNIT	0	100	0	0		512.00	SF 85.00	
4	0845	KOOL DECK	0	100	0	0		1,100.00	SF 7.25	
5	0812	CONCRETE C	0	100	0	0		2,507.00	SF 4.00	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.26	AC



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

45708 PICKETT ST, CALLAHAN

TOTAL OB/XF										
46,760										

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		623,500	
TOTAL MARKET OB/XF VALUE		46,760	
TOTAL LAND VALUE - MARKET		41,076	
TOTAL MARKET VALUE		711,336	
SOH/AGL Deduction		4,323	
ASSESSED VALUE		707,013	
TOTAL EXEMPTION VALUE		13	707,013
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		711,336	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		686,420	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23-09315	REROOF	52,200	07/20/2023
M14257	H/AC	0	11/20/2008
B22076	REMODEL	150,000	11/01/2008
B21947	DEMOLITION	12,000	10/01/2008
C16779	CO ISSUED	319,904	12/01/2005
B16779	NEW CONSTR	319,904	12/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2503/1541	10/06/2021	WD	Q	I	01
GRANTOR: WILSON RONALD & TERRI					
GRANTEE: CASSIDY RAYMOND W &					
2154/0218	10/23/2017	QC	U	I	11
GRANTOR: WILSON RONALD & TERRI					
GRANTEE: WILSON RONALD & TER					

BUILDING NOTES					

BUILDING DIMENSIONS					
FGR=[YR=2006] W25 S24 BAS=[YR=2006] W3 U3 L3 W6 D3 L3					
FOP=[YR=2006] W20 S4 E20 N4\$ S4 W20 N4 W22 S34 E6					
FOP=[YR=2006] S16 E54 N16 W9 S7 W36 N7 W9\$ E9 S7 E36 N7 E31					
N34 W25\$ E25 N24\$ PTR=E15 FUS=[YR=2006] E7 N2 E28 N18 E39 S17					
W24 S16 W7 S7 W14 N15 W8 S15 W14 N7 W7 N13\$ W15\$.					