PT OF LOTS 22 & 23
IN OR 2528/771
PICKETT ESTATES PBK 2/27

GIBBONS ALEXANDER NELSON & AMY ELIZABETH
45758 PICKETT ST
CALLAHAN, FL 32011

2024

32-2N-25-4020-0022-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

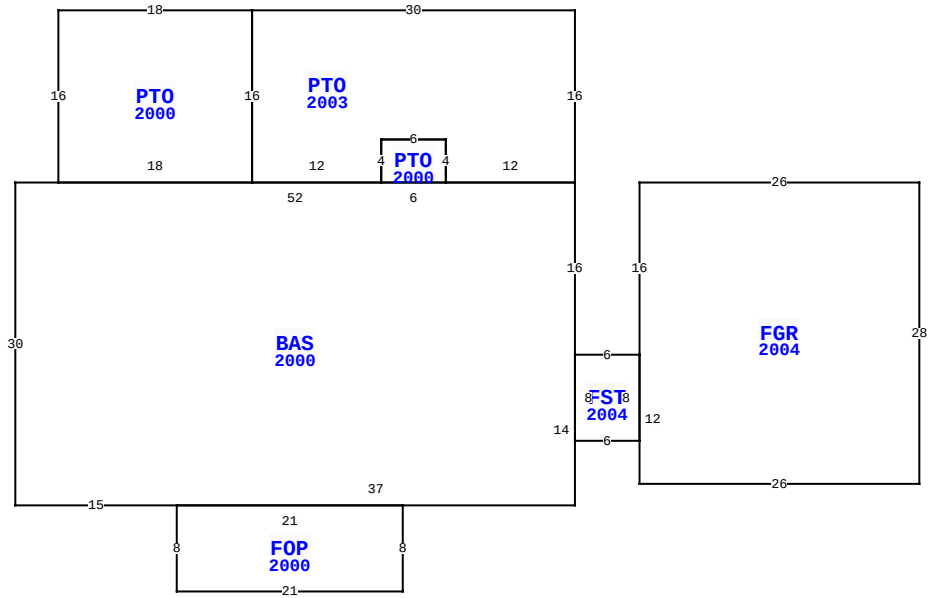
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,560	100	1,560	164,249
FGR	728	55	400	42,115
FOP	168	30	50	5,265
FST	48	55	26	2,737
PTO	24	5	1	105
PTO	288	5	14	1,474
PTO	456	5	23	2,421
TOTALS	3,272		2,074	218,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,074	94.3740	117.97	244,670	2000	2001	0	0	0	10.75	89.25

1 SNGL FAM – 100% - 2024 Heated Area: 1560 HX Base Yr 2024



45758 PICKETT ST, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		218,368
TOTAL MARKET OB/XF VALUE		17,606
TOTAL LAND VALUE - MARKET		64,750
TOTAL MARKET VALUE		300,724
SOH/AGL Deduction		0
ASSESSED VALUE		300,724
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		250,724
TOTAL JUST VALUE		300,724
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12441	GARAGE	25,740	03/01/2004
R5918	REPAIR/RRF	1,500	03/01/2004
B006873	NEW CONSTR	90,000	02/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2528/0771	1/07/2022	WD	Q	I	01	340,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: GIBBONS ALEXANDER N						
2509/0610	10/27/2021	WD	U	I	37	296,500
GRANTOR: MARCHANT REBECCA C						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2004] W26 S16 FST=[YR=2004] W6 BAS=[YR=2000] N16
PTO=[YR=2003] N16 W30 PTO=[YR=2000] W18 S16 E18 N16$ S16 E12
PTO=[YR=2000] N4 E6 S4 W6$ N4 E6 S4 E12$ W52 S30 E15
FOP=[YR=2000] S8 E21 N8 W21$ E37 N14$ S8 E6 N8$ S12 E26 N28$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	
2	0940	SHEDS/PORT	0	100	12	8	96.00	SF	21.30	21.30	100	2000	2000	3	20	409	
3	0812	CONCRETE C	0	100	0	0	2,418.00	SF	4.00	4.00	100	2003	2003	3	83	8,028	
4	0476	VF 6 SBPL	0	100	0	0	42.00	LF	32.00	32.00	100	2003	2003	3	61	820	
5	0469	VF LATTIC	0	100	0	0	42.00	SF	5.50	5.50	100	2003	2003	3	61	141	
6	0810	CONCRETE A	0	100	0	0	288.00	SF	6.50	6.50	100	2004	2004	3	84	1,572	
7	0510	GARAGE WD-	0	100	20	12	240.00	SF	35.00	35.00	100	2006	2006	3	44	3,696	

LAND DESCRIPTION

TOTAL OB/XF 17,606

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	1.85	AC		1.00	1.00	1.00	35,000.00	35,000.00	64,750							

REVIEW DATE 03/13/2024 BY KBA Total Acres: 1.85 Total Land Value: 64,750 Market: 0 Agricultural: 0 Common: 64,750 PRINTED 08/06/2024 BY SYS