PT OF LOTS 20 THRU 23
IN OR 1981/782
PICKETT ESTATES PB 2/27

MEHLHOFF CAROLE D
45740 PICKETT ST
CALLAHAN, FL 32011

2024

32-2N-25-4020-0022-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	04	SINGLE SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

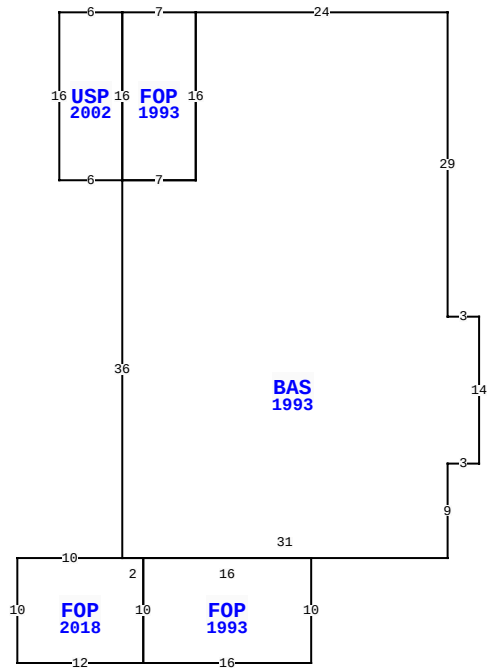
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,542	100	1,542	108,095
FOP	112	30	34	2,383
FOP	160	30	48	3,365
FOP	120	30	36	2,524
USP	96	30	29	2,033
TOTALS	2,030		1,689	118,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,689	97.8000	92.91	156,925	1940	1970	0	0	0	24.55	75.45

1 SINGLE FAM – 100% - 2021 Heated Area: 1542 HX Base Yr 2021



45740 PICKETT ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		145,137
TOTAL MARKET OB/XF VALUE		4,735
TOTAL LAND VALUE - MARKET		111,360
TOTAL MARKET VALUE		261,232
SOH/AGL Deduction		66,232
ASSESSED VALUE		195,000
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		90,000
TOTAL JUST VALUE		261,232
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007198	GARAGE	51,384	09/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1981/0782	5/18/2015	WD	Q	I	01	150,000
GRANTOR: PETTY PHYLLIS C ET AL						
GRANTEE: MEHLHOFF BRETT E &						
1871/0912	6/17/2013	FJ	U	I	11	0
GRANTOR: HOLMES ETHEL MARIE ES						
GRANTEE: PETTY PHYLLIS C ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 FOP=[YR=1993] W7 USP=[YR=2002] W6 S16 E6 N16$ S16 E7 N16$ S16 W7 S36 FOP=[YR=2018] W10 S10 E12 FOP=[YR=1993] E16 N10 W16 S10$ N10 W2$ E31 N9 E3 N14 W3 N29$.

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	0940	SHEDS/PORT	0	100	9	18	162.00	SF	30.00	30.00	100	1970	1970	3	20	972	
2	0681	POLE SHED	0	100	20	16	320.00	SF	10.50	10.50	100	2000	2000	3	28	941	
3	0681	POLE SHED	0	100	16	12	192.00	SF	15.00	15.00	100	2000	2000	3	28	806	
4	0681	POLE SHED	0	100	21	22	462.00	SF	15.00	15.00	100	1980	1980	3	20	1,386	
5	0940	SHEDS/PORT	0	100	21	10	210.00	SF	15.00	15.00	100	1980	1980	3	20	630	

LAND DESCRIPTION

TOTAL OB/XF 4,735

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	6.96	AC		1.00	1.00	1.00	16,000.00	16,000.00	111,360							

REVIEW DATE 03/12/2019 BY KB Total Acres: 6.96 Total Land Value: 111,360 Market: 0 Agricultural: 0 Common: 111,360 PRINTED 08/06/2024 BY SYS

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IN OR 1981/782
PICKETT ESTATES PB 2/27

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CALLAHAN, FL 32011

2024

32-2N-25-4020-0022-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

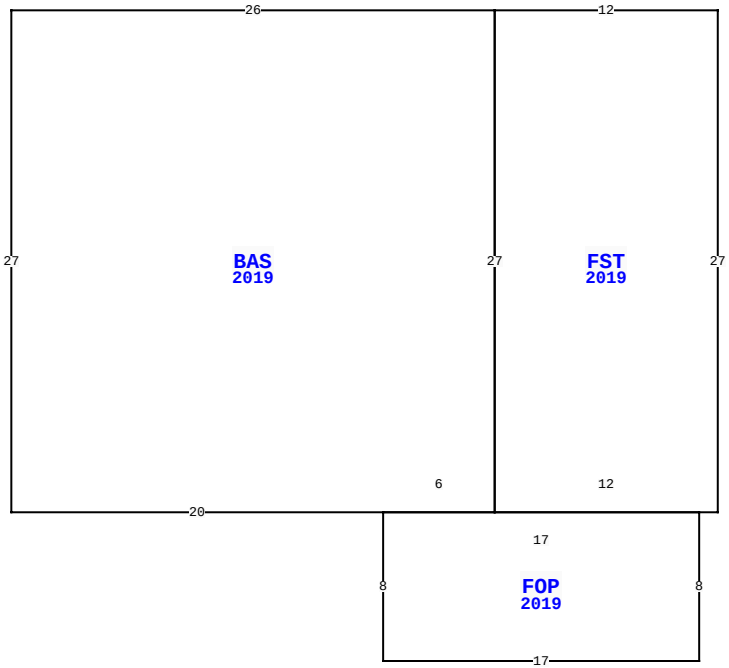
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	702	100	702	20,379
FOP	136	30	41	1,190
FST	324	55	178	5,168
TOTALS	1,162		921	26,737

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	921	86.4000	30.24	27,851	2019	2019	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2021 Heated Area: 702 HX Base Yr 2021



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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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1871/0912	6/17/2013	FJ	U	I	11	0
GRANTOR: HOLMES ETHEL MARIE ES						
GRANTEE: PETTY PHYLLIS C ET						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2019] W12 BAS=[YR=2019] W26 S27 E20 FOP=[YR=2019] S8 E17 N8 W17$ E6 N27$ S27 E12 N27$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/12/2019 BY KB Total Acres: 6.96 Total Land Value: 111,360 Market: 0 Agricultural: 0 Common: 111,360 PRINTED 08/06/2024 BY SYS