

PT LOT 25 IN OR 2573/1614 &
OR 1711/1499 (EX UTIL ESMT IN
OR 745/686)

CAMPBELL JOEL D & TARA R
45808 PICKETT STREET
CALLAHAN, FL 32011

2024

32-2N-25-4020-0025-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	20 FACE BRICK 30
Roof Structure	03 GABLE/HIP 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	2.5 100
Frame	02 WOOD FRAME 100
Stories	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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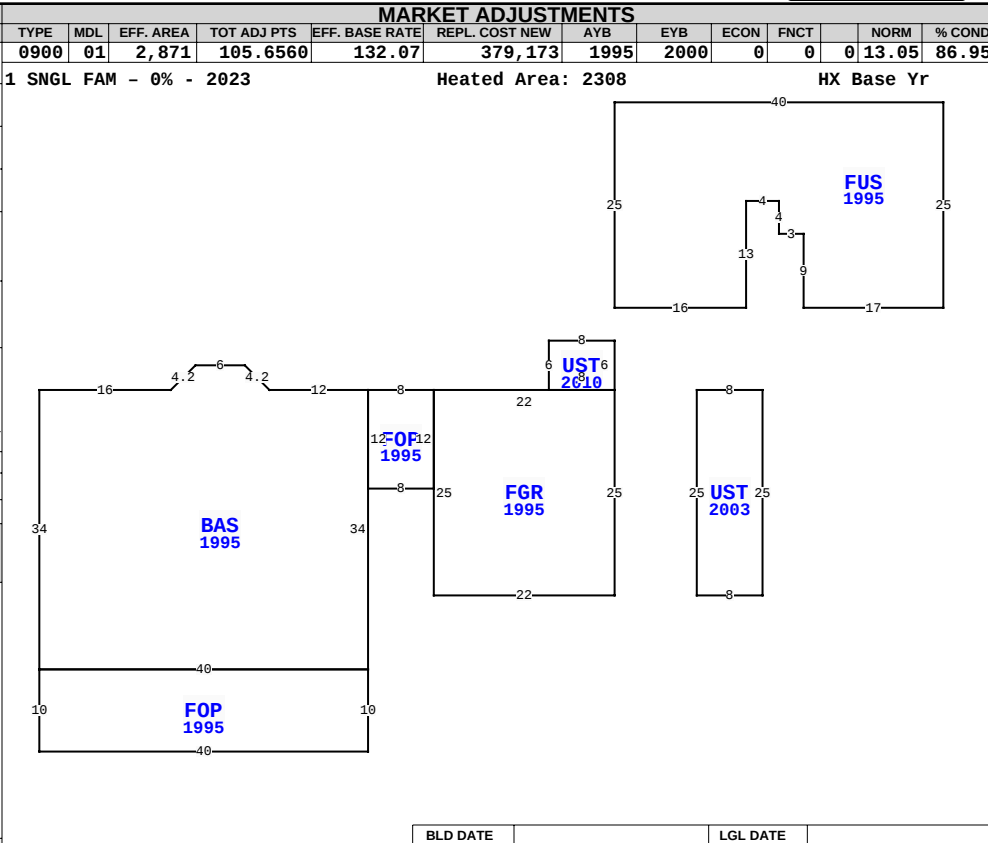
NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,387	100	1,387	159,276
FGR	550	55	302	34,680
FOP	96	30	29	3,330
FOP	400	30	120	13,780
FUS	921	100	921	105,763
UST	200	45	90	10,335
UST	48	45	22	2,527
TOTALS	3,602		2,871	329,691

EXTRA FEATURES	
L N	OB/XF CODE

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
1	0812	CONCRETE C	0	0	0	0	1,088.00	SF	4.00	4.00	100	1995	1995	3	70	3,046	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	77	1,540	
3	0940	SHEDS/PORT	0	0	10	12	120.00	SF	21.30	21.30	100	1993	1993	3	20	511	
4	0812	CONCRETE C	0	0	245	10	2,450.00	SF	4.00	4.00	100	1998	1998	3	75	7,350	
5	0861	POOL GUNIT	0	0	28	14	392.00	SF	85.00	85.00	100	2003	2003	3	32	10,662	
6	0877	JACUZZI	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2003	2003	3	21	315	
7	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	21	420	
8	0845	KOOL DECK	0	0	0	0	724.00	SF	7.25	7.25	100	2003	2003	3	83	4,357	
9	0475	VF 4 SBPL	0	0	0	0	128.00	LF	14.00	14.00	100	2003	2003	3	61	1,093	
10	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2003	2003	3	61	183	

LAND DESCRIPTION	
L N	USE CODE
1	000115
2	000115



45808 PICKETT ST, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE			329,691
TOTAL MARKET OB/XF VALUE			37,768
TOTAL LAND VALUE - MARKET			59,150
TOTAL MARKET VALUE			426,609
SOH/AGL Deduction			0
ASSESSED VALUE			426,609
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			426,609
TOTAL JUST VALUE			426,609
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			414,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004718	REPAIR/RRF	0	04/15/2021
B10779	SWIM POOL	25,500	02/03/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2573/1614	6/27/2022	WD	Q	I	01
GRANTOR: THOMPSON GERALD K & P					SALE PRICE
GRANTEE: CAMPBELL JOEL D & T					610,000
0726/0912	2/18/1995	WD	U	V	07
GRANTOR: THOMPSON HOMER RUSSEL					100
GRANTEE: THOMPSON GERALD KEI					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1995;ORIG=-30,0] W12 U3L3 W6 D3L3 W16 S34 E40 N34 \$	
FUS=[YR=1995;ORIG=0,-10] N25 E40 S25 W17 N9 W3 N4 W4 S13 W16 \$	
FGR=[YR=1995;ORIG=0,0] W22 S25 E22 N25 \$	
FOP=[YR=1995;ORIG=-70,34] S10 E40 N10 W40 \$	
UST=[YR=2003;ORIG=10,0] E8 S25 W8 N25 \$	
FOP=[YR=1995;ORIG=-22,0] W8 S12 E8 N12 \$	
UST=[YR=2010;ORIG=0,0] N6 W8 S6 E8 \$	
PTR=[ORIG=0,0] N10 S10 \$	
PTR=[ORIG=0,0] E10 W10 \$	

LAND DESCRIPTION										TOTAL OB/XF										29,477									
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					
1	000115	C	SFR ACRES	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000												
2	000115	C	SFR ACRES	0		OR	0.00	0.00	0.69	AC		1.00	1.00	1.00	35,000.00	35,000.00	24,150												

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