PT OF LOTS 14 & 15
& PT ABANDONED RR
(EX S-5 & PT OR 2467/795 &

MARTINEZ ANTHONY MICHAEL/ARTINEZ ALLYSON NICOLE
450357 SR 200
CALLAHAN, FL 32011

2024

47-2N-25-4080-0014-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

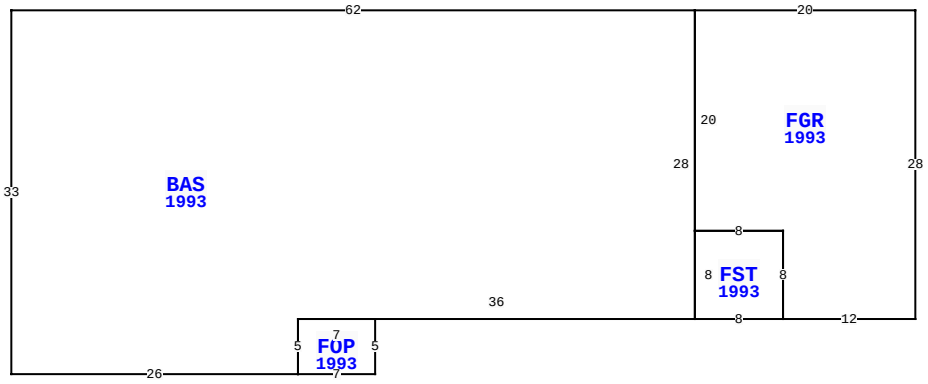
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,866	100	1,866	211,786
FGR	496	55	273	30,985
FOP	35	30	10	1,135
FST	64	55	35	3,972
TOTALS	2,461		2,184	247,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,184	148.8767	141.43	308,883	1982	2000	0	0	0	19.75	80.25

1 SINGLE FAM – 100% - 2021 Heated Area: 1866 HX Base Yr 2021



450357 SR 200, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		247,879
TOTAL MARKET OB/XF VALUE		1,803
TOTAL LAND VALUE - MARKET		80,640
TOTAL MARKET VALUE		330,322
SOH/AGL Deduction		61,949
ASSESSED VALUE		268,373
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		218,373
TOTAL JUST VALUE		330,322
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11818	REPAIR/RRF	800	04/01/2009
6881	CARPORT	2,681	12/04/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2381/1243	7/31/2020	WD	Q	I	01	295,000
GRANTOR: PAYNE WILLIAM PAUL JR						
GRANTEE: MARTINEZ ANTHONY MI						
1310/0301	4/15/2005	QC	U	I	18	100
GRANTOR: COPLEY RUTH						
GRANTEE: COPLEY RUTH L/E						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W20 BAS=[YR=1993] W62 S33 E26 FOP=[YR=1993] E7 N5 W7 S5 $ N5 E36 FST=[YR=1993] E8 N8 W8 S8 $ N28 $ S20 E8 S8 E12 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	1982	1982	3	51.5	1,803	

LAND DESCRIPTION

TOTAL OB/XF 1,803

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		OR	0.00	0.00	4.48	AC		1.00	1.00	1.00	18,000.00	18,000.00	80,640							

REVIEW DATE 07/27/2021 BY KBA Total Acres: 4.48 Total Land Value: 80,640 Market: 0 Agricultural: 0 Common: 80,640 PRINTED 08/06/2024 BY SYS