PT LOT 14 & PT ABND RR
OR 348/25 & OR 345/138
EX R/W OR 1044/259

LAMB MANGUM T & DELORES
450343 STATE ROAD 200
CALLAHAN, FL 32011-4404

2024

47-2N-25-4080-0014-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

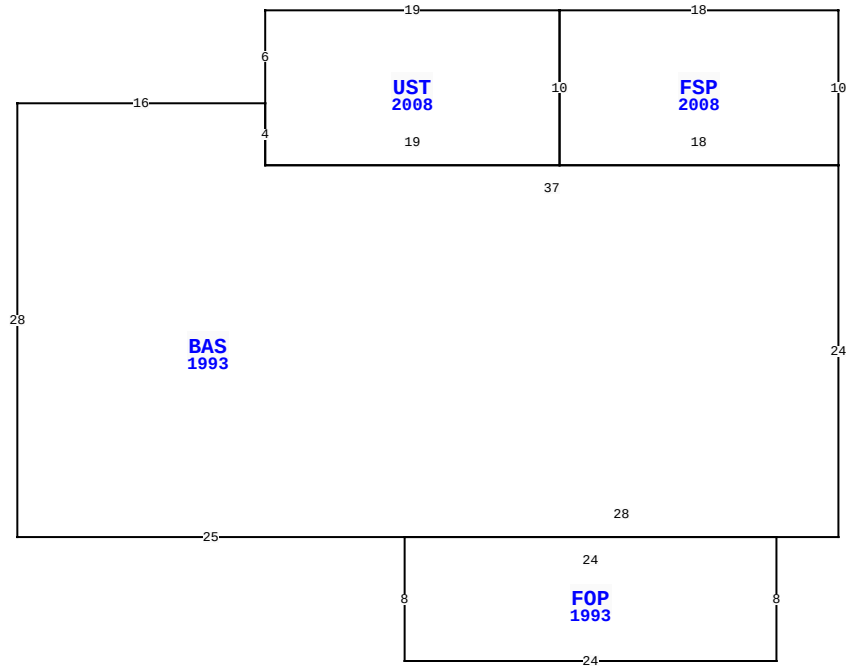
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,336	100	1,336	123,660
FOP	192	30	58	5,368
FSP	180	40	72	6,664
UST	190	45	86	7,960
TOTALS	1,898		1,552	143,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,552	116.6880	110.85	172,039	1981	1986	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 0 Heated Area: 1336 HX Base Yr



450343 SR 200, 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		143,653
TOTAL MARKET OB/XF VALUE		4,926
TOTAL LAND VALUE - MARKET		37,800
TOTAL MARKET VALUE		186,379
SOH/AGL Deduction		98,599
ASSESSED VALUE		87,780
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		32,780
TOTAL JUST VALUE		186,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0348/0025	11/01/1981	WD	U	V		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2008] W18 UST=[YR=2008] W19S6 BAS=[YR=1993] W16 S28 E25 FOP=[YR=1993] S8 E24 N8 W24$ E28 N24 W37 N4$ S4 E19 N10$ S10 E18 N10$.

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	0811	CONCRETE B	0	100	0	0	1,997.00	SF	5.20	5.20	100	1982	1982	3	38	3,946	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1981	1981	3	49	980	

LAND DESCRIPTION

TOTAL OB/XF 4,926

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	1.08	AC		1.00	1.00	1.00	35,000.00	35,000.00	37,800							

REVIEW DATE 12/04/2019 BY KBA Total Acres: 1.08 Total Land Value: 37,800 Market: 0 Agricultural: 0 Common: 37,800 PRINTED 08/06/2024 BY SYS