W273 FT OF LOT 16 (S-1 & S-4)
FT OF LOT 15 SO OF SR 200
E149 FT OF LOT 15 SO

FLETCHER CLAYTON/BRADHAM KALEY MICHELLE
450370 STATE ROAD 200
CALLAHAN, FL 32011

2024

47-2N-25-4080-0016-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

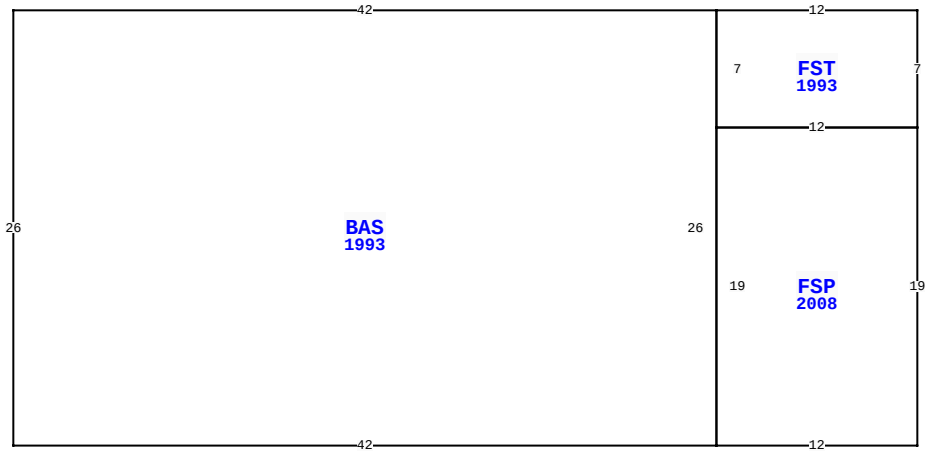
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	1,092	124,216
FSP	228	40	91	10,351
FST	84	55	46	5,232
TOTALS	1,404		1,229	139,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,229	145.1352	137.88	169,455	1963	2003	0	0	0	17.50	82.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1092 HX Base Yr 2024



450370 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		139,800
TOTAL MARKET OB/XF VALUE		4,671
TOTAL LAND VALUE - MARKET		86,450
TOTAL MARKET VALUE		230,921
SOH/AGL Deduction		0
ASSESSED VALUE		230,921
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		180,921
TOTAL JUST VALUE		230,921
NCON VALUE		27,260
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2686/1821	12/15/2023	WD	Q	I	01	315,000
GRANTOR: CLAYTON CLAUDIA J & D						
GRANTEE: FLETCHER CLAYTON						
2488/1617	6/30/2021	WD	Q	I	01	230,000
GRANTOR: THOMAS MYRON ET AL						
GRANTEE: CLAYTON CLAUDIA J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 S26 E42 FSP=[YR=2008] E12 N19
FST=[YR=1993] N7 W12 S7E12$ W12 S19$ N26$.

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	0	0	120.00	SF	20.10	20.10	100	1980	1980	3	20	482	
2	0680	POLE SHED	0	100	0	0	168.00	SF	10.00	10.00	100	1980	1980	3	20	336	
3	0681	POLE SHED	0	100	15	35	525.00	SF	15.00	15.00	100	1985	1985	3	20	1,575	
4	0351	CARPORT MT	0	100	22	20	440.00	SF	10.00	10.00	100	1990	1990	3	20	880	
5	0810	CONCRETE A	0	100	0	0	250.00	SF	6.50	6.50	100	2024	2005		86	1,398	

LAND DESCRIPTION

TOTAL OB/XF 4,671

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	000100	C	SFR	100		OR	0.00	0.00	2.47	AC		1.00	1.00	1.00	35,000.00	35,000.00	86,450							

REVIEW DATE 12/04/2019 BY KBA Total Acres: 2.47 Total Land Value: 86,450 Market: 0 Agricultural: 0 Common: 86,450 PRINTED 08/06/2024 BY SYS