

SUB A & B OF LOT 9 (S-1)
IN OR 2102/529
SUB SEC 49 PB 2/15

CALLAHAN PROPERTY RENOVATIONS LLC
45219 DUTTON WAY
CALLAHAN, FL 32011

2024

49-2N-25-4100-0009-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 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	02	WOOD FRAME 100
Stories		1. 1. 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 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	130,348
FCP	248	25	62	5,387
FOP	112	30	34	2,954
UST	40	45	18	1,564

TOTALS	1,900		1,614	140,254
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	0	61	21			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000000	C	VAC RES	0	0006	RL	183.00	190.00	183.00

REVIEW DATE 05/13/2020 BY KB

1 SINGLE FAM - 0% - 0

Heated Area: 1500

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/02/2023 MLU

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	0	61	21			

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	0	61	21			

Total Acres: 0.00 Total Land Value: 128,100 Market: 0 Agricultural: 0 Common: 128,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,614	109.5480	104.07	167,969	1954	1990	0	0	16.50	83.50

NASSAU COUNTY PROPERTY					PAGE 1 of 1		1
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 1		Tax Dist:					
BUILDING MARKET VALUE				140,254			
TOTAL MARKET OB/XF VALUE				3,049			
TOTAL LAND VALUE - MARKET				128,100			
TOTAL MARKET VALUE				271,403			
SOH/AGL Deduction				77,075			
ASSESSED VALUE				194,328			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				194,328			
TOTAL JUST VALUE				271,403			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				228,721			