PT OF LOT 11 (S-6)
IN OR 2024/969
1985 CHEN DW/MH

VAN DER BIEZEN MARLENE E
45909 PICKETT STREET
CALLAHAN, FL 32011

2024

49-2N-25-4100-0011-0060

BUILDING CHARACTERISTICS

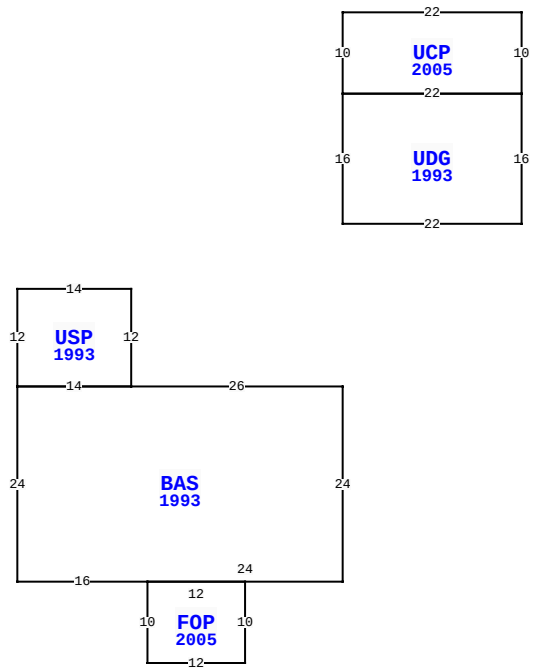
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	34,772
FOP	120	30	36	1,304
UCP	220	20	44	1,594
UDG	352	60	211	7,643
USP	168	50	84	3,042
TOTALS	1,820		1,335	48,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,335	123.2000	86.24	115,130	1984	1998	0	0	0	58.00	42.00

1 M/H 93- – 100% - 2022 Heated Area: 960 HX Base Yr 2022



45909 PICKETT ST, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		48,355
TOTAL MARKET OB/XF VALUE		2,625
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		85,980
SOH/AGL Deduction		19,801
ASSESSED VALUE		66,179
TOTAL EXEMPTION VALUE	HX HB	41,179
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		85,980
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		68,549

RP: 12230112 & 12230107

DW/MH/ID: GAFL2(A/B)F40058708

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2024/0969	1/20/2016	WD	Q	I	01	55,000
GRANTOR: CITIZENS STATE BANK						
GRANTEE: VAN DER BIEZEN MARL						
1967/0670	3/12/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CITIZENS STATE BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 USP=[YR=1993] N12 W14 S12 E14$ W14 S24 E16
FOP=[YR=2005] S10 E12 N10 W12$ E24 N24$ PTR= N20
UDG=[YR=1993] N16 UCP=[YR=2005] N10 E22 S10 W22$ E22 S16 W22$
S20$.

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
2	0811	CONCRETE B	0	100	0	0	601.00	SF	5.20	5.20	100	2004	2004	3	84	2,625	

LAND DESCRIPTION

TOTAL OB/XF 2,625

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS