PT OF LOT 11 IN OR 2159/81
SUB SEC 49 PBK 2/15

RIVERA KEVIN/FIGUEROA CARMEN N
45925 PICKETT ST
CALLAHAN, FL 32011

2024

49-2N-25-4100-0011-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

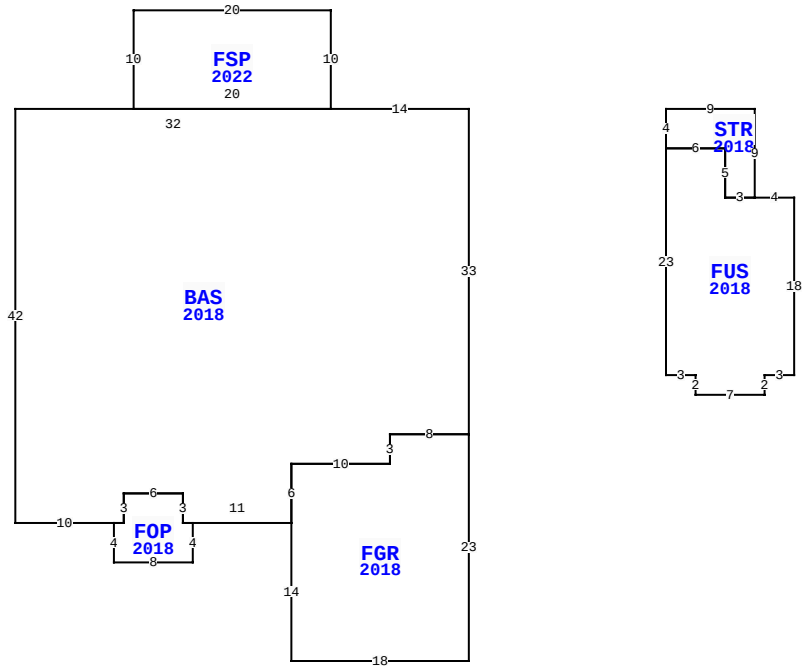
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	257,780
FGR	384	55	211	30,523
FOP	50	30	15	2,170
FSP	200	40	80	11,573
FUS	278	100	278	40,215
STR	51	10	5	723
TOTALS	2,745		2,371	342,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,371	118.0900	147.61	349,983	2018	2018	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2019 Heated Area: 2060 HX Base Yr 2019



45925 PICKETT ST, 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		363,644
TOTAL MARKET OB/XF VALUE		18,601
TOTAL LAND VALUE - MARKET		73,980
TOTAL MARKET VALUE		456,225
SOH/AGL Deduction		172,842
ASSESSED VALUE		283,383
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		228,383
TOTAL JUST VALUE		456,225
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002989	GARAGE	57,484	02/23/2022
18007923	CO ISSUED	0	08/03/2018
17008209	NEW CONSTR	275,365	01/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2159/0081	11/21/2017	WD	Q	V	01	65,000

GRANTOR: G&H LAND & TIMBER INV

GRANTEE: RIVERA KEVIN & CARM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 FSP=[YR=2022] N10 W20 S10 E20$ W32 S42 E10
FOP=[YR=2018] S4 E8 N4 W1 N3 W6 S3 W1$ E1 N3 E6 S3 E11
FGR=[YR=2018] S14 E18 N23 W8 S3 W10 S6$ N6 E10 N3 E8 N33 $
PTR=E20 STR=[YR=2018] E9 S9 FUS=[YR=2018] E4 S18 W3 S2 W7 N2
W3 N23 E6 S5 E3$ W3 N5 W6 N4$ W20 $.

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	0812	CONCRETE C	0	100	0	0	2,498.00	SF	4.00	4.00	100	2018	2018	3	97	9,692	
2	0476	VF 6 SBPL	0	100	0	0	165.00	LF	32.00	32.00	100	2020	2020	3	96	5,069	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	96	576	
4	0462	ST/AL FNC	0	100	80	0	320.00	SF	10.00	10.00	100	2020	2020	3	93	2,976	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	

LAND DESCRIPTION

TOTAL OB/XF 18,601

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	4.11	AC		1.00	1.00	1.00	18,000.00	18,000.00	73,980							

REVIEW DATE 01/03/2023 BY KW Total Acres: 4.11 Total Land Value: 73,980 Market: 0 Agricultural: 0 Common: 73,980 PRINTED 08/06/2024 BY SYS

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SUB SEC 49 PBK 2/15

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CALLAHAN, FL 32011

2024

49-2N-25-4100-0011-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

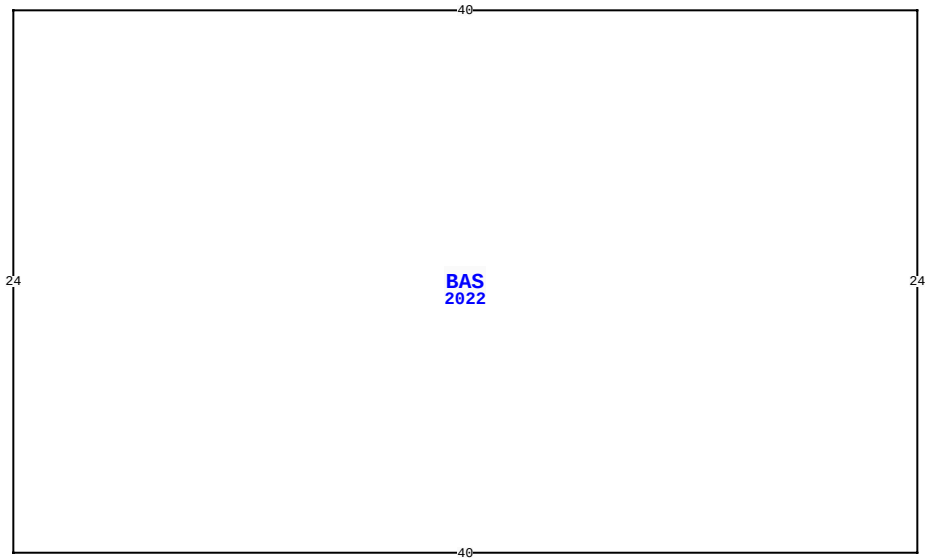
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	20,661
TOTALS	960		960	20,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	960	62.1000	21.74	20,870	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2019 Heated Area: 960 HX Base Yr 2019



45925 PICKETT ST, CALLAHAN

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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2159/0081	11/21/2017	WD	Q	V	01	65,000

GRANTOR: G&H LAND & TIMBER INV

GRANTEE: RIVERA KEVIN & CARM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W40 S24 E40 N24$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/03/2023 BY KW Total Acres: 4.11 Total Land Value: 73,980 Market: 0 Agricultural: 0 Common: 73,980 PRINTED 08/06/2024 BY SYS