



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,729	100	2,729	299,964
FOP	24	30	7	769
TOTALS	2,753		2,736	300,733

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0861	POOL GUNIT	0	0	34	17			578.00	SF	85.00
3	0845	KOOL DECK	0	0	5	121			605.00	SF	7.25
5	0812	CONCRETE C	0	0	0	0			1,815.00	SF	4.00
6	0812	CONCRETE C	0	0	0	0			1,105.00	SF	4.00

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0006	OR	0.00	0.00	0.47	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,736	101.9520	127.44	348,676	1952	1995	0	0	0 13.75	86.25
1 SNGL FAM - 0% - 2023 Heated Area: 2729 HX Base Yr											
45902 PICKETT ST, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											

TOTAL OB/XF											
21,600											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		300,733	
TOTAL MARKET OB/XF VALUE		21,600	
TOTAL LAND VALUE - MARKET		16,450	
TOTAL MARKET VALUE		338,783	
SOH/AGL Deduction		0	
ASSESSED VALUE		338,783	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		338,783	
TOTAL JUST VALUE		338,783	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		341,156	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002083	REPAIR/RRF	13,200	03/14/2017
B1531170	REPAIR/RRF	5,945	09/23/2015
8673	ADDITION	33,110	02/04/1993
7114	CHNGE SRVC	0	12/12/1990
5789	SWIM POOL	17,475	06/06/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2555/0775	4/12/2022	WD	Q	I	02
GRANTOR: SIPES JOHN T & ANDREA					
GRANTEE: FOWLER JAKE ROSS					
1989/1376	7/06/2015	WD	U	I	38
GRANTOR: BRIGHT MALLORY LEIGH					
GRANTEE: SIPES ANDREA KAY					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W46 S29 E4 S38 FOP=[YR=1993] S6 E4 N6 W4\$ E4 S6 E27 N39 E11 N34\$.											