

LOT 1 (EX S-1)
IN OR 2585/1632
MCARTHUR SUB PB3/16

LAWS ALOIS
45041 MAHONEY ST
CALLAHAN, FL 32011

2024

49-2N-25-4140-0001-0000



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	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
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

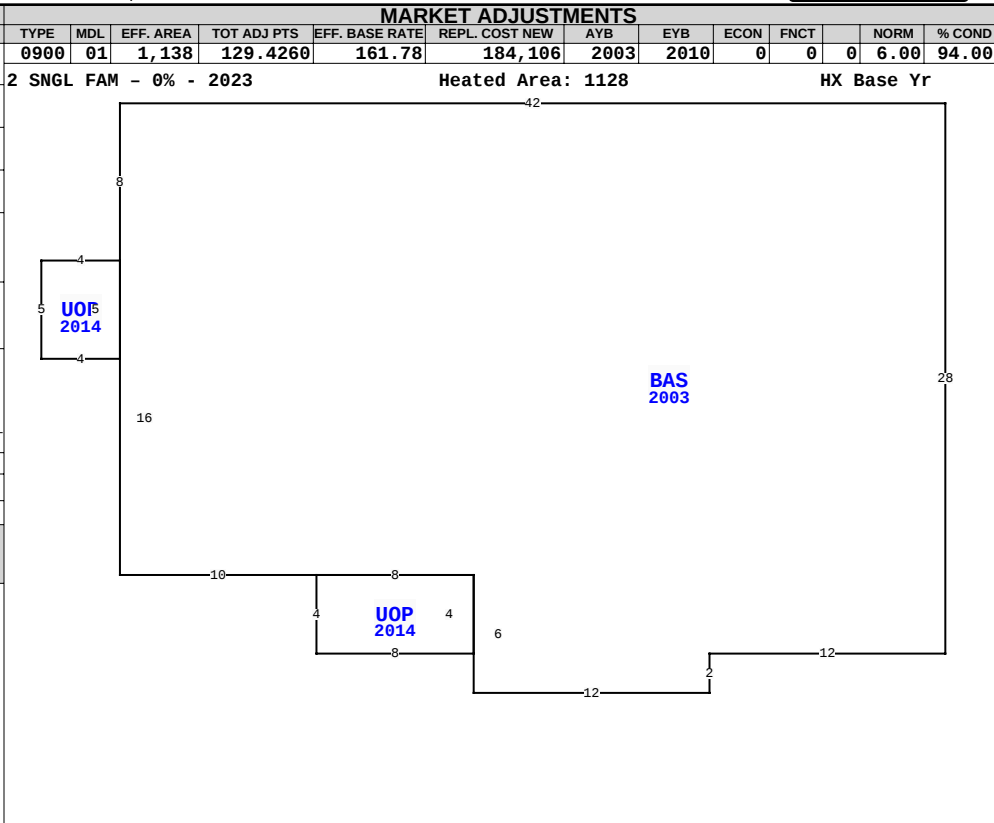
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,128	100	1,128	171,539
UOP	20	20	4	608
UOP	32	20	6	913

TOTALS	1,180		1,138	173,060
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0	0	0	832.00	SF	5.20	
2	0510	GARAGE WD-	0	0	20	300.00	SF	35.00	
3	0351	CARPORT MT	0	0	20	400.00	SF	8.00	

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		RL	88.00	99.00	88.00

REVIEW DATE	01/14/2021	BY	KWA
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45041 MAHONEY ST, CALLAHAN	BLD DATE		LGL DATE	06/02/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

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
1	0811	CONCRETE B	0	0	0	832.00	SF	5.20	5.20	100	2003	2003	3	83	3,591	
2	0510	GARAGE WD-	0	0	20	300.00	SF	35.00	35.00	100	2004	2004	3	36	3,780	
3	0351	CARPORT MT	0	0	20	400.00	SF	8.00	8.00	100	2004	2004	3	22	704	

TOTAL OB/XF										8,075						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000000	C	VAC RES	0		RL	88.00	99.00	88.00	FF		1.00	1.00	1.00	700.00	700.00

Total Acres:	0.00	Total Land Value:	61,600	Market:	0	Agricultural:	0	Common:	61,600
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 1		Tax Dist:			
BUILDING MARKET VALUE		173,060			
TOTAL MARKET OB/XF VALUE		8,075			
TOTAL LAND VALUE - MARKET		61,600			
TOTAL MARKET VALUE		242,735			
SOH/AGL Deduction		3,065			
ASSESSED VALUE		239,670			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		239,670			
TOTAL JUST VALUE		242,735			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		217,882			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R4585	REPAIR/RRF	0	07/01/2022
B2667	GARAGE	3,800	02/18/2004
E2588	NEW CONSTR	0	12/05/2002
B2588	NEW CONSTR	70,000	08/01/2002
B2427	DEMOLITION	1,000	03/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2585/1632	8/19/2022	WD	Q	I	01	275,000
GRANTOR: LAFONTAINE VICTORIA M						
GRANTEE: LAWS ALOIS						
2308/0584	9/27/2019	WD	Q	I	01	169,900
GRANTOR: REDMAN NINA TAYLOR						
GRANTEE: LAFONTAINE VICTORIA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W42 S8 UOP=[YR=2014] W4 S5 E4 N5\$ S16 E10									
UOP=[YR=2014] S4 E8 N4 W8\$ E8 S6 E12 N2 E12 N28\$.									