

TANNER KENNETH EDEE JR
45102 BROWN ST
CALLAHAN, FL 32011

49-2N-25-4140-0019-0000

BUILDING CHARACTERISTICS

ELEMENTCD05 AVERAGE 10003 GABLE/HIP 10003 COMP SHNGL 10005 DRYWALL 10014 CARPET 7008 SHT VINYL 3003 CENTRAL 10004 AIR DUCTED 100Bedrooms3 100Bathrooms3 100Frame02 WOOD FRAME 100Stories Units0 0 1000 0 100Quality03 Quality Level 03DOR CODE0200MOBILE HOMEMap NumMKT AREA07NEIGHBORHOOD/LOC7001.00BAS1,6201001,62087,985TOTALS1,6201,62087,985EXTRA FEATURES45102 BROWN ST, CALLAHANL NOBJ/XF CODEDESCRIPTIONBLDCAPLWTOT ADJ PRICEUTAdj RADJ UNIT PRICEORIG CONDDPHY FACTYEAR ONACTUALQ% CONDNOTESESHDS/PORT0061060.00SF19.5019.5010019801980320234

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYECONFNCTNORMCOND0800021,620116.800087.60141,912200820080038.0062.00Heated Area: 1620HX Base YrBAS2008

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

STANDARD

Tax Group: 1Tax Dist:

BUILDING MARKET VALUE87,985TOTAL MARKET OB/XF VALUE234TOTAL LAND VALUE - MARKET128,800TOTAL MARKET VALUE217,019SOH/AGL Deduction68,383ASSESSED VALUE148,636TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE148,636TOTAL JUST VALUE217,019NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE177,003PERMIT NUMDESCRIPTIONAMTISSUEDB2434REMODEL22,42504/01/2002SALES DATAOFF RECORD NumberDATETYPEINSTQUVIRSN CD SALE PRICE1048/12624/08/2002QCUII07100GRANTOR:TANNER KENNETH EDEE JGRANTEE:TANNER KENNETH JR &1021/051011/27/2001QCUII01100GRANTOR:SMITH LOISGRANTEE:TANNER KENNETH EDEEBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=2008] W60 S27 E60 N27\$.REVIEW DATE05/05/2020BYKBA