

SCH HERITAGE LLC
541669 US 1
CALLAHAN, FL 32011

51-2N-25-4180-0012-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

2503

MOD METAL 100
GABLE/HIP 100

Roof Cover
Interior Wall

0304

COMP SHNGL 100
PLYWOOD 100

Interior Floo

14

CARPET 100

Air Condition

03

CENTRAL 100

Heating Type
Bedrooms

0402

AIR DUCTED 100
2 100

Bathrooms
Frame
Stories

0201

WOOD FRAME 100
1. 100

Units
BUD8 Adjustme

06

0 100
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

784

100

784

16,464

UOP

112

25

28

588

TOTALS

896

812

17,052

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

1 1242

WD DECK A

0 0

8 6

48.00 SF

10.00

10.00

100

2003

2003

3

21

101

2 0940

SHEDS/PORT

0 0

10 18

180.00 SF

30.00

30.00

100

1990

1990

3

20

1,080

3 0680

POLE SHED

0 0

10 12

120.00 SF

10.00

10.00

100

1990

1990

3

20

240

4 0680

POLE SHED

0 0

10 13

130.00 SF

10.00

10.00

100

1990

1990

3

20

260

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1 000102

C

SFR/MH

0 00005

CI

150.00

160.00

24,000.00

SF

1.00

1.00

0.50

4.25

2.13

51,000

REVIEW DATE

04/17/2024

BY

TW

Total Acres:

0.00

Total Land Value:

51,000

Market:

0

Agricultural:

0

Common:

51,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0820

02

812

100.0000

70.00

56,840

1983

1988

0

0

70.00

30.00

1 M/H 93- - 0% - 2023

Heated Area: 784

HX Base Yr

BAS

1993

UOP

2007

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

45056 RHODEN LN, CALLAHAN

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

STANDARD

BUILDING MARKET VALUE

17,052

TOTAL MARKET OB/XF VALUE

1,681

TOTAL LAND VALUE - MARKET

51,000

TOTAL MARKET VALUE

69,733

SOH/AGL Deduction

0

ASSESSED VALUE

69,733

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

69,733

TOTAL JUST VALUE

69,733

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

68,520

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2587/1087

8/26/2022

SW U

I

11

100

GRANTOR: WILSON MICHAEL & PEGG

GRANTEE: SCH HERITAGE LLC

2587/1078

8/26/2022

WD U

I

11

100

GRANTOR: PICKETT RYAN & AUBREY

GRANTEE: SCH HERITAGE LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S14 E34 UOP=[YR=2007] S8 E14 N8 W14\$ E22 N14\$.