

PICKETT AUBREY
34014 PICKETT FAMILY CT
CALLAHAN, FL 32011

2025



BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10012MODULAR MT 10005DRYWALL 10014CARPET 9008SHT VINYL 1003CENTRAL 10004AIR DUCTED 100Bedrooms3 100Bathrooms2 100Frame02WOOD FRAME 100Stories Units1. 1. 1000 100Quality03Quality Level 03DOR CODE0200MOBILE HOMEMAP NUMMKT AREA08NEIGHBORHOOD/LOC8005.00BAS1,45610019981,45635,992TOTALS1,4561,45635,992

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTPDNORM% COND0820021,456123.600098.88143,96919851990002570.0025.00Heated Area: 1456HX Base Yr 2021BAS1998

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 6Tax Dist:BUILDING MARKET VALUE35,992TOTAL MARKET OB/XF VALUE1,078TOTAL LAND VALUE - MARKET35,640TOTAL MARKET VALUE72,710SOH/AGL Deduction24,950ASSESSED VALUE47,760TOTAL EXEMPTION VALUEHX HB25,000BASE TAXABLE VALUE22,760TOTAL JUST VALUE72,710NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE56,331

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE2417/024012/15/2020QC U I I 11100GRANTOR: WILSON MICHAEL GUARDIGRANTEE: PICKETT AUBREY2417/023812/14/2020QC U I I 11100GRANTOR: PICKETT RYANGRANTEE: PICKETT AUBREY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W52 S28 E52 N28\$.

LAND DESCRIPTION

L NUSE CODECLSBLD LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CRES1000004OR0.000.000.99AC1.001.000.8045,000.0036,000.0035,640

REVIEW DATE09/09/2021BYTWTotal Acres: 0.99Total Land Value: 35,640Market: 0Agricultural: 0Common: 35,640PRINTED 07/30/2025 BY SYS