LOT 2
IN OR 2044/1079
OAK MANOR PB 5/254

LARRIVEE JENNIFER & PETER M JR
45041 HARTFORD CT
CALLAHAN, FL 32011

2025

30-2N-25-8000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

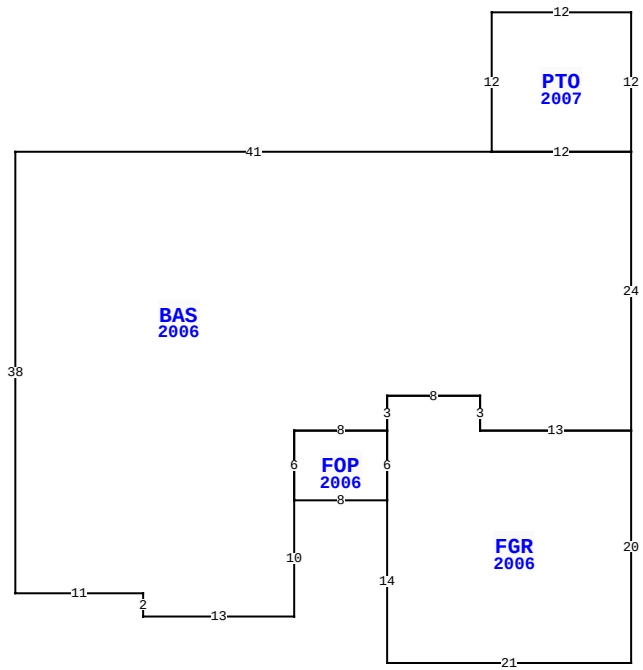
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,610	100	2006	1,610	198,884
FGR	444	55	2006	244	30,142
FOP	48	30	2006	14	1,729
PTO	144	5	2007	7	865
TOTALS	2,246			1,875	231,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,875	108.1920	142.81	267,769	2006	2006	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2021 Heated Area: 1610 HX Base Yr 2021



BLD DATE	12/28/2006 OW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

45041 HARTFORD CT, CALLAHAN

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		231,620
TOTAL MARKET OB/XF VALUE		7,608
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		259,228
SOH/AGL Deduction		60,776
ASSESSED VALUE		198,452
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		147,730
TOTAL JUST VALUE		259,228
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2811	NEW CONSTR	120,459	08/09/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2421/1904	12/30/2020	WD	Q	I	01	217,000
GRANTOR: JONES DAVID W						
GRANTEE: LARRIVEE JENNIFER &						
2044/1079	5/06/2016	WD	Q	I	01	159,900
GRANTOR: MULLINS ROBERT & TONI						
GRANTEE: JONES DAVID W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=-12,12] W41 S38 E11 S2 E13 N10 N6 E8 N3 E8 S3 E13 N24 W12 $
FGR=[YR=2006;ORIG=-21,42] S14 E21 N20 W13 N3 W8 S3 S6 $
PTO=[YR=2007;ORIG=0,0] W12 S12 E12 N12 $
FOP=[YR=2006;ORIG=-29,42] E8 N6 W8 S6 $
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EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0812	CONCRETE C	0	100	0	0	1,080.00	SF	4.00	4.00	100	2006	2006	3	86	3,715	
3	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2007	2007	3	27	778	

LAND DESCRIPTION

TOTAL OB/XF 7,608

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	RL	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 01/04/2024 BY KWA Total Acres: 0.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 07/30/2025 BY SYS