LOT 7
OAK MANOR PB 5/254

KACZYNSKI JOSEPH
45035 HARTFORD CT
CALLAHAN, FL 32011

2025

30-2N-25-8000-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

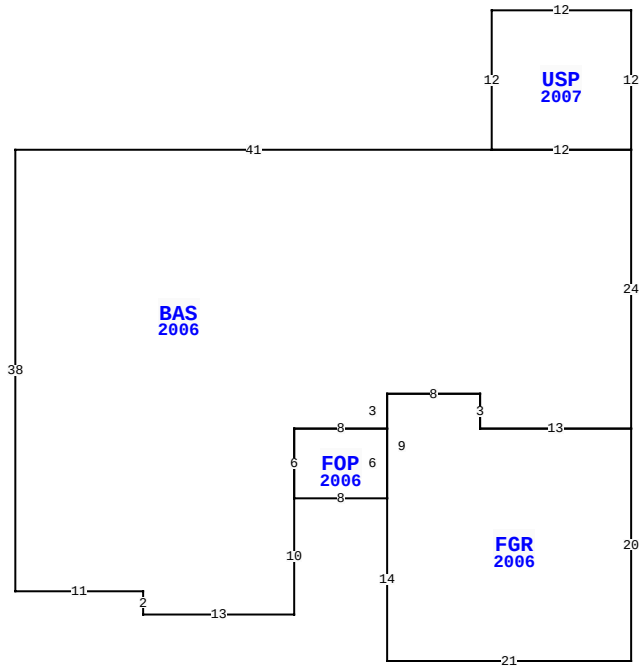
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	203,397
FGR	444	55	2006	244	30,825
FOP	48	30	2006	14	1,769
USP	144	30	2007	43	5,432
TOTALS	2,246			1,911	241,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,911	110.6420	146.05	279,102	2006	2006	0	0	0	13.50	86.50

1 SNGL FAM – 0% - 0 Heated Area: 1610 HX Base Yr



45035 HARTFORD CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	241,423
TOTAL MARKET OB/XF VALUE	9,032
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	270,455
SOH/AGL Deduction	13,268
ASSESSED VALUE	257,187
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	257,187
TOTAL JUST VALUE	270,455
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	259,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2810	NEW CONSTR	120,459	08/09/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2405/0050	10/05/2020	WD	Q	I	01	219,000
GRANTOR: HARRIS COLEEN MICHELL						
GRANTEE: KACZYNSKI JOSEPH						
2088/0277	12/09/2016	WD	Q	I	01	163,000
GRANTOR: MATTHEW 25 INVESTMENT						
GRANTEE: BARKER COLEEN MICHE						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2007] W12 S12 BAS=[YR=2006] W41 S38 E11 S2 E13 N10 FOP=[YR=2006] E8 FGR=[YR=2006] S14 E21 N20 W13 N3 W8 S9 $ N6 W8 S6 $ N6 E8 N3 E8 S3 E13 N24 W12 $ E12 N12 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0812	CONCRETE C	0	0	0	0	1,720.00	SF	4.00	4.00	100	2006	2006	3	86	5,917	

LAND DESCRIPTION

TOTAL OB/XF 9,032

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	0		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