BLOCK 2 PT OF LOT 3
IN OR 2460/1048
ESMT PT OR 1861/825 NEWCOMB

COSTENINO DAVID FRANK
45324 PICKETT STREET
CALLAHAN, FL 32011

2025

32-2N-25-2920-0002-0031

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	02	Quality Level 02

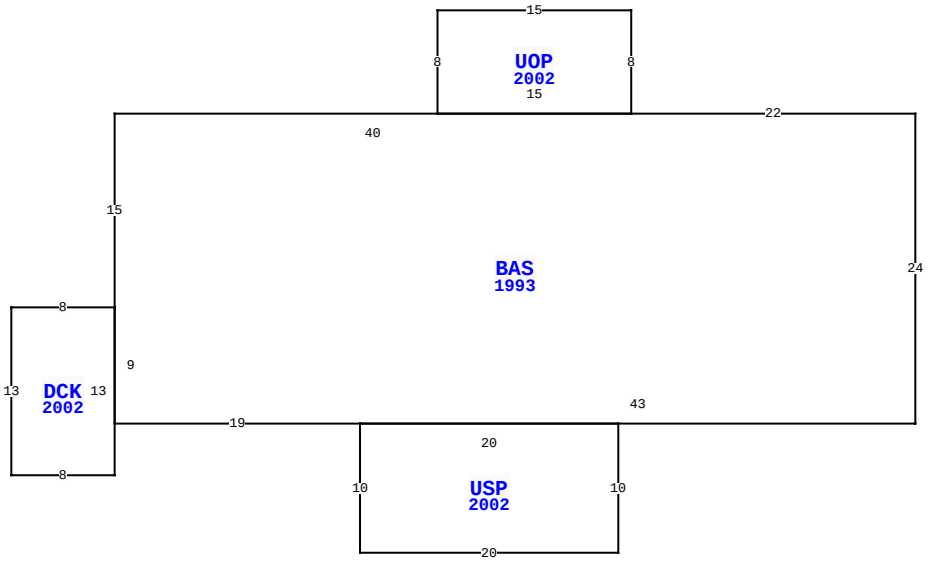
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1993	1,488	26,400
DCK	104	15	2002	16	284
UOP	120	25	2002	30	532
USP	200	50	2002	100	1,774
TOTALS	1,912			1,634	28,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,634	73.9200	59.14	96,635	1974	1980	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2022 Heated Area: 1488 HX Base Yr 2022



45324 PICKETT ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		28,990
TOTAL MARKET OB/XF VALUE		3,113
TOTAL LAND VALUE - MARKET		74,250
TOTAL MARKET VALUE		106,353
SOH/AGL Deduction		23,092
ASSESSED VALUE		83,261
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		32,539
TOTAL JUST VALUE		106,353
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		86,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2460/1048	4/30/2021	WD	Q	I	01	85,000
GRANTOR: KINARD MELISSA & JOSH						
GRANTEE: COSTENINO DAVID FRA						
2203/1714	6/17/2018	WD	Q	I	01	65,000
GRANTOR: MONTGOMERY FLORENCE						
GRANTEE: KINARD MELISSA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 UOP=[YR=2002] N8 W15 S8 E15 $ W40 S15
DCK=[YR=2002] W8 S13 E8 N13 $ S9 E19 USP=[YR=2002] S10 E20
N10 W20 $ E43 N24 $.

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	0350	CARPORT WD	0	100	31	15	465.00	SF	10.40	10.40	100	1985	1985	3	20	967	
2	0510	GARAGE WD-	0	100	20	15	300.00	SF	24.50	24.50	100	1985	1985	3	20	1,470	
3	0810	CONCRETE A	0	100	70	3	210.00	SF	6.50	6.50	100	1987	1987	3	49.5	676	

LAND DESCRIPTION

TOTAL OB/XF 3,113

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	OR	0.00	0.00	1.65	AC		1.00	1.00	1.00	45,000.00	45,000.00	74,250							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.65 Total Land Value: 74,250 Market: 0 Agricultural: 0 Common: 74,250 PRINTED 07/30/2025 BY SYS