BLOCK 2 PT OF LOT 4
IN OR 457/299
EX S-3 OF LOTS 3 & 4 &

ROCHAY LEON D EST
C/O TERESA L ROCHAY, 45354 PICKETT STREET
CALLAHAN, FL 32011

2025

32-2N-25-2920-0002-0041

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

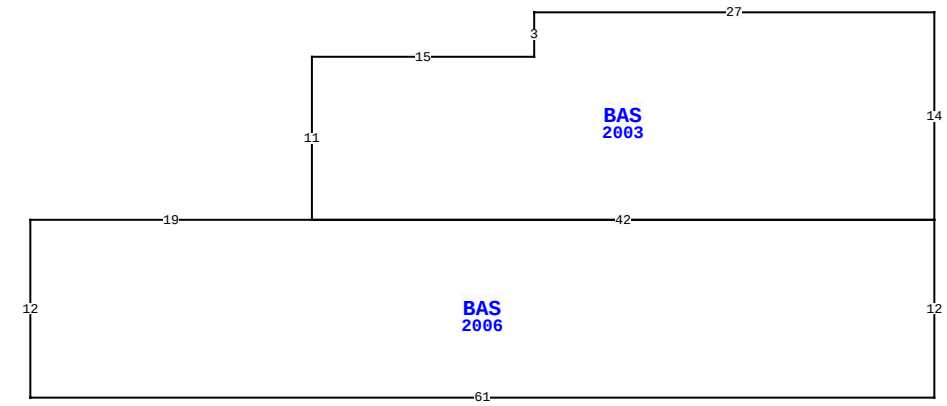
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	543	100	2003	543	13,253
BAS	732	100	2006	732	17,867
TOTALS	1,275			1,275	31,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,275	101.7000	81.36	103,734	1973	1975	0	0	0	70.00	30.00

1 M/H 93- – 50% - 2024 Heated Area: 1275 HX Base Yr 2024



45354 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		31,120
TOTAL MARKET OB/XF VALUE		1,560
TOTAL LAND VALUE - MARKET		85,050
TOTAL MARKET VALUE		117,730
SOH/AGL Deduction		16,666
ASSESSED VALUE		101,064
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		76,064
TOTAL JUST VALUE		117,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0457/0299	6/01/1985	FS	U	I		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W27 S3 W15 S11 BAS=[YR=2006] W19 S12 E61 N12 W42 $ E42 N14 $.

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	0351	CARPORT MT	0	50	20	18	360.00	SF	5.00	5.00	100	1995	1995	3	20	360	
2	0681	POLE SHED	0	50	20	20	400.00	SF	15.00	15.00	100	1970	1970	3	20	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,560

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	50	0005	OR	0.00	0.00	1.89	AC		1.00	1.00	1.00	45,000.00	45,000.00	85,050							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.89 Total Land Value: 85,050 Market: 0 Agricultural: 0 Common: 85,050 PRINTED 07/30/2025 BY SYS