BLOCK 2 PT LOT 5
IN OR 2540/367
ESMT PT OR 1861/825

GULLEY SHARI Z L/E/
45406 PICKETT ST
CALLAHAN, FL 32011

2025

32-2N-25-2920-0002-0055

BUILDING CHARACTERISTICS

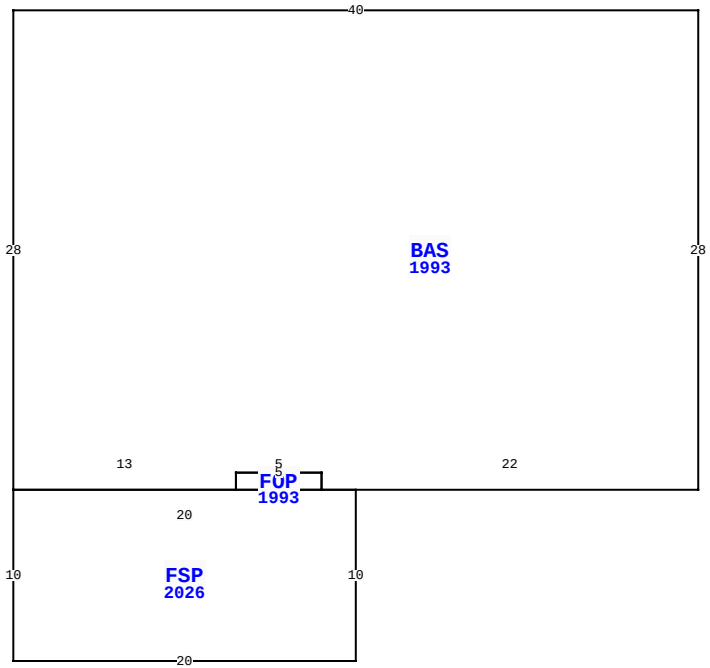
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
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	1,115	100	1993	1,115	134,057
FOP	5	30	1993	2	240
FSP	200	40	2026	80	9,618
TOTALS	1,320			1,197	143,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,197	125.2350	125.24	149,912	1962	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1115 HX Base Yr 2022



45406 PICKETT ST, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		143,916
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		39,150
TOTAL MARKET VALUE		183,066
SOH/AGL Deduction		38,977
ASSESSED VALUE		144,089
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		93,367
TOTAL JUST VALUE		183,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E11858	CHNGE SRVC	1,500	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2540/0367	2/08/2022	LE	U	I	14	100
GRANTOR: GULLEY SHARI Z						
GRANTEE: RAMSEY MARK HENRY E						
2456/1501	4/21/2021	WD	Q	I	01	190,000
GRANTOR: ACCESS 25 INVESTMENTS						
GRANTEE: GULLEY SHARI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W40 S28 E13 N1 E5 S1 E22 N28 $
FOP=[YR=1993;ORIG=-27,28] E5 N1 W5 S1 $
FSP=[YR=2026;ORIG=-40,28] E20 S10 W20 N10 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0.87	AC		1.00	1.00	1.00	45,000.00	45,000.00	39,150							

REVIEW DATE 02/26/2021 BY KBA Total Acres: 0.87 Total Land Value: 39,150 Market: 0 Agricultural: 0 Common: 39,150 PRINTED 07/30/2025 BY SYS