BLOCK 3 PT OF LOT 1 S-1 & S-3
IN OR 2573/556 &
CASE #88-00249-CA

MAY CHARLIE B & DEBBIE S
45486 PICKETT ROAD
CALLAHAN, FL 32011

2025

32-2N-25-2920-0003-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

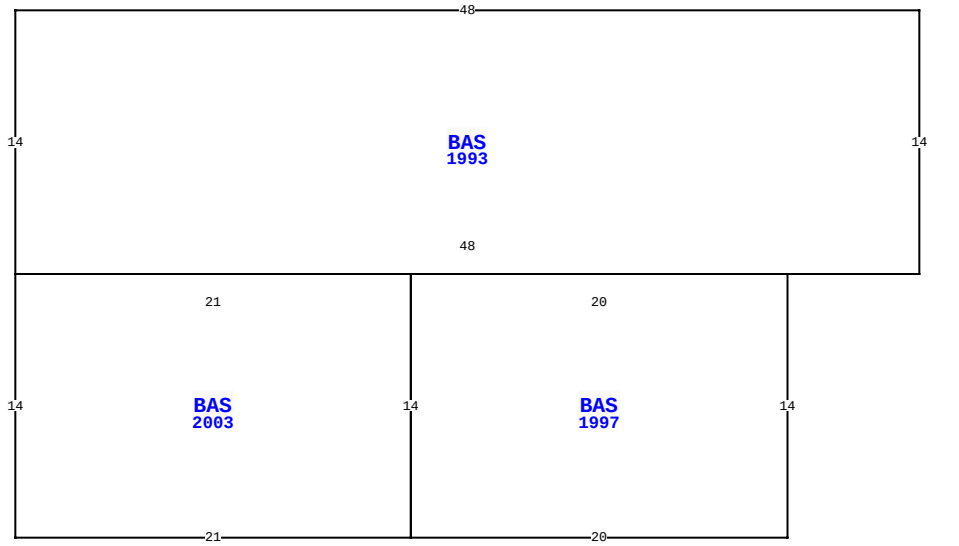
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	672	100	1993	672	16,241
BAS	280	100	1997	280	6,767
BAS	294	100	2003	294	7,106
TOTALS	1,246			1,246	30,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,246	100.7000	80.56	100,378	1988	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1246 HX Base Yr 2020



45472 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		108,881
TOTAL MARKET OB/XF VALUE		3,780
TOTAL LAND VALUE - MARKET		85,500
TOTAL MARKET VALUE		198,161
SOH/AGL Deduction		76,592
ASSESSED VALUE		121,569
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		96,569
TOTAL JUST VALUE		198,161
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7328	MH MOVE-ON	10,000	06/10/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2573/0556	6/24/2022	WD	U	I	11	100
GRANTOR: MAY CHARLIE B						
GRANTEE: MAY CHARLIE B & DEB						
0481/0402	2/01/1986	WD	U	I		29,500
GRANTOR: BARRS DANIEL L & LILL						
GRANTEE: MAY CHARLIE B & TER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S14 BAS=[YR=2003] S14 E21 BAS=[YR=1997] E20 N14 W20 S14$ N14 W21$ E48 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	0940	SHEDS/PORT	0	100	12	24	288.00	SF	20.10	20.10	100	1990	1990	3	20	1,158	
2	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1990	1990	3	20	128	
3	0350	CARPORT WD	0	100	12	21	252.00	SF	13.00	13.00	100	1989	1989	3	20	655	
4	0810	CONCRETE A	0	100	12	18	216.00	SF	6.50	6.50	100	1989	1989	3	54.5	765	
5	0752	USP	0	100	0	0	224.00	SF	15.00	15.00	100	1998	1998	3	25	840	
6	0940	SHEDS/PORT	0	100	10	6	60.00	SF	19.50	19.50	100	2000	2000	3	20	234	

LAND DESCRIPTION

TOTAL OB/XF 3,780

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	1.90	AC		1.00	1.00	1.00	45,000.00	45,000.00	85,500							

REVIEW DATE 03/01/2024 BY KBA Total Acres: 1.90 Total Land Value: 85,500 Market: 0 Agricultural: 0 Common: 85,500 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

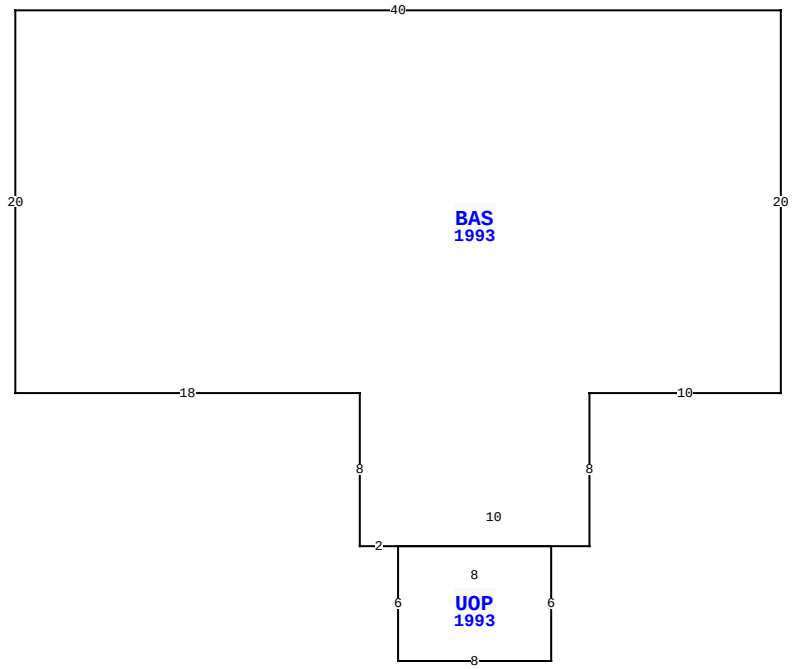
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	1993	896	77,898
UOP	48	20	1993	10	869
TOTALS	944			906	78,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	906	108.0000	108.00	97,848	1975	1975	0	0	0	19.50	80.50

2 SINGLE FAM – 0% - 0 Heated Area: 896 HX Base Yr 2020



45472 PICKETT ST, CALLAHAN

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XF DATE		LAND DATE	05/21/2025 MLU
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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

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GRANTOR: BARRS DANIEL L & LILL						
GRANTEE: MAY CHARLIE B & TER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S20 E18 S8 E2 UOP=[YR=1993] S6 E8 N6 W8$
E10 N8 E10 N20$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/01/2024 BY KBA Total Acres: 1.90 Total Land Value: 85,500 Market: 0 Agricultural: 0 Common: 85,500 PRINTED 07/30/2025 BY SYS