

BLOCK 3 PT LOTS 10 & 11
IN OR 694 PG 1187
ESMT PT OR 1861/825

MCCALLISTER DENNIS & VIRGINIA L/E/
45589 PICKETT ST
CALLAHAN, FL 32011

2025

32-2N-25-2920-0003-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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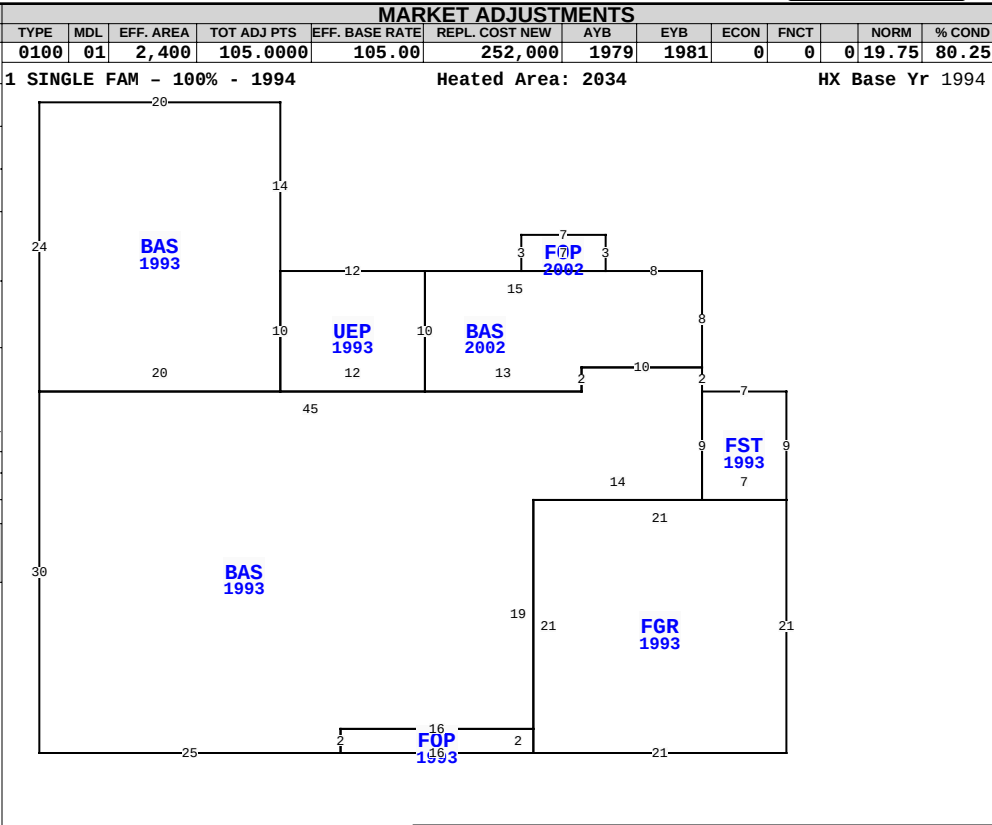
NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	1993	480	40,446
BAS	1,344	100	1993	1,344	113,249
BAS	210	100	2002	210	17,695
FGR	441	55	1993	243	20,476
FOP	32	30	1993	10	843
FOP	21	30	2002	6	506
FST	63	55	1993	35	2,949
UEP	120	60	1993	72	6,067

TOTALS	2,711			2,400	202,230
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	360.00	SF	6.50	6.50	
2	0940	SHEDS/PORT	0	100	0	0	520.00	SF	20.10	20.10	
3	0812	CONCRETE C	0	100	0	0	3,131.00	SF	4.00	4.00	
4	0681	POLE SHED	0	100	38	12	456.00	SF	15.00	15.00	
5	0681	POLE SHED	0	100	20	12	240.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100	0006	OR	0.00	0.00	3.21	AC	



45589 PICKETT ST, CALLAHAN	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0810	CONCRETE A	0	100	0	0	360.00	SF	6.50	6.50	100	1980	1980	3	30	702	
2	0940	SHEDS/PORT	0	100	0	0	520.00	SF	20.10	20.10	100	1980	1980	3	20	2,090	
3	0812	CONCRETE C	0	100	0	0	3,131.00	SF	4.00	4.00	100	1988	1988	3	52	6,512	
4	0681	POLE SHED	0	100	38	12	456.00	SF	15.00	15.00	100	1988	1988	3	20	1,368	
5	0681	POLE SHED	0	100	20	12	240.00	SF	15.00	15.00	100	1988	1988	3	20	720	

TOTAL OB/XF											
11,392											

NASSAU COUNTY PROPERTY				PAGE 1 of 2	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				211,193	
TOTAL MARKET OB/XF VALUE				11,392	
TOTAL LAND VALUE - MARKET				96,300	
TOTAL MARKET VALUE				318,885	
SOH/AGL Deduction				155,734	
ASSESSED VALUE				163,151	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				112,429	
TOTAL JUST VALUE				318,885	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				271,028	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2592/1635	9/26/2022	LE U	I	I	11	100	
GRANTOR: MCCALLISTER DENNIS &							
GRANTEE: LOCKLEAR MISTY LEEA							
0694/1187	12/17/1993	WD Q	I			55,000	
GRANTOR: SAWYER JIM							
GRANTEE: MCCALLISTER DENNIS							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W7 BAS=[YR=1993] N2 BAS=[YR=2002] N8 W8 FOP=[YR=2002] N3 W7 S3 E7 \$ W15 UEP=[YR=1993] W12 BAS=[YR=1993] N14 W20 S24 E20 N10 \$ S10 E12 N10 \$ S10 E13 N2 E10 \$ W10 S2 W45 S30 E25 FOP=[YR=1993] E16 FGR=[YR=1993] E21 N21 W21 S21 \$ N2 W16 S2 \$ N2 E16 N19 E14 N9 \$ S9 E7 N9 \$											

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