

S-2 OF LOT 6 & PT OF LOT 17
IN OR 1819/1165
ESMT PT OR 1514/1876

LEONARD WILLIAM OTTO & VERA M
P O BOX 895
CALLAHAN, FL 32011-0895

2025

32-2N-25-4020-0006-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG

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	1,032	100	1993	1,032	105,203
BAS	576	100	2013	576	58,718
DCK	272	10	1993	27	2,752
FUS	408	100	1993	408	41,592

TOTALS	2,288			2,043	208,267
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0681	POLE SHED	0	100	69	26	1,794.00	SF	10.50
2	0752	USP	0	100	12	12	144.00	SF	15.00
3	0940	SHEDS/PORT	0	100	12	14	168.00	SF	21.30
4	0510	GARAGE WD-	0	100	32	14	448.00	SF	28.00
5	0936	SEPTC TANK	0	0	0	0	2.00	UT	6,000.00
6	0940	SHEDS/PORT	0	100	20	12	240.00	SF	18.30
7	0810	CONCRETE A	0	100	84	3	252.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	2.98
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	7.90
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	7.90

REVIEW DATE	08/07/2020	BY	KBA
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,043	119.2268	119.23	243,587	1990	1995	0	0	0 14.50	85.50
1 SINGLE FAM - 100% - 0											
Heated Area: 2016											
HX Base Yr 1986											

45681 PICKETT ST, CALLAHAN	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE	10/22/2024	KBA
	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	0681	POLE SHED	0	100	69	26	1,794.00	SF	10.50	10.50	100	1970	1970	3	20	3,767	
2	0752	USP	0	100	12	12	144.00	SF	15.00	15.00	100	1993	1993	3	20	432	
3	0940	SHEDS/PORT	0	100	12	14	168.00	SF	21.30	21.30	100	1990	1990	3	20	716	
4	0510	GARAGE WD-	0	100	32	14	448.00	SF	28.00	28.00	100	1992	1992	3	20	2,509	
5	0936	SEPTC TANK	0	0	0	0	2.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	12,000	
6	0940	SHEDS/PORT	0	100	20	12	240.00	SF	18.30	18.30	100	1992	1992	3	20	878	
7	0810	CONCRETE A	0	100	84	3	252.00	SF	6.50	6.50	100	2005	2005	3	84	1,376	

TOTAL OB/XF	21,678
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	2.98	AC		1.00	1.00	1.00	35,000.00	35,000.00	104,300							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	7.90	AC		1.00	1.00	1.00	370.00	370.00	2,923							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	7.90	AC		1.00	1.00	1.00	19,500.00	19,500.00	154,050							

Market:	154,050	Agricultural:	2,923	Common:	104,300
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NASSAU COUNTY PROPERTY									
PAGE 1 of 3									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					318,397				
TOTAL MARKET OB/XF VALUE					21,678				
TOTAL LAND VALUE - MARKET					258,350				
TOTAL MARKET VALUE					447,298				
SOH/AGL Deduction					227,280				
ASSESSED VALUE					220,018				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					169,296				
TOTAL JUST VALUE					598,425				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					517,141				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12816	NEW CONSTR	87,060	05/01/2004
R6164	REPAIR/RRF	2,175	05/01/2004
MH992708	MH MOVE-ON	0	01/06/1999
8880	MH MOVE-ON	5,500	05/01/1992
6573	TEMP POLE	350	03/23/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1819/1165	10/16/2012	QC	U	I	11	100	
GRANTOR: LEONARD WILLIAM OTTO							
GRANTEE: LEONARD WILLIAM OTT							
0206/0017	1/01/1975	WD	Q	V		4,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W16 DCK=[YR=1993] N16 W17 S16 E17\$ W34 S24 E14									
BAS=[YR=2013] S17 E24 N24 W24 S7\$ N7 E24 S7 E12 N24\$ PTR=E15									
FUS=[YR=1993] E24 S17 W24 N17\$ W15\$.									

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[illegible]

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