PT OF LOT 17
IN OR 1913/1579
PICKETT ESTATES PB 2/27

STEFANIK RICHARD E & REBECCA L
45629 PICKETT ST
CALLAHAN, FL 32011

2025

32-2N-25-4020-0017-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

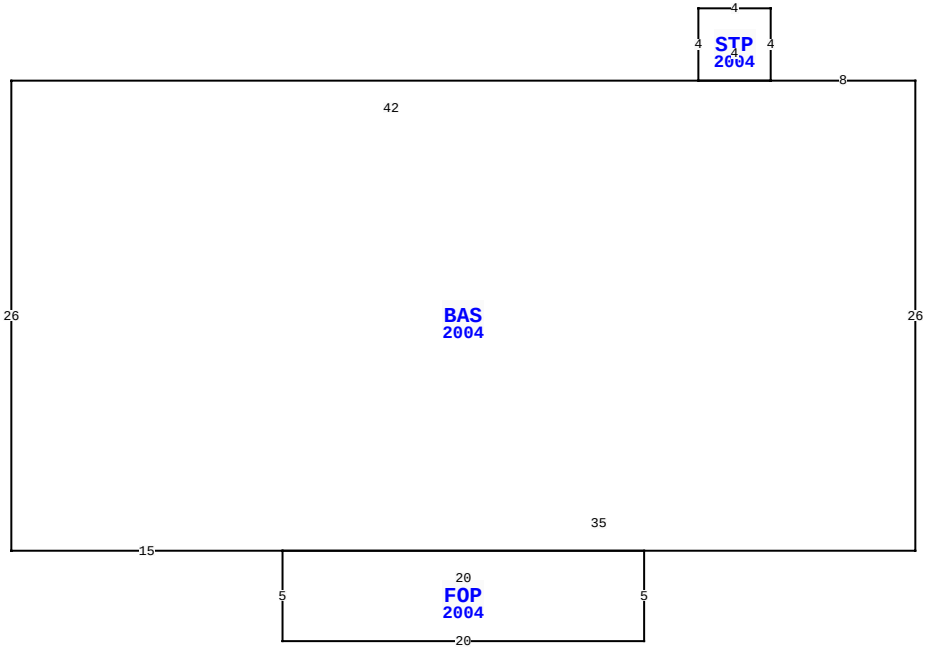
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,300	100	2004	1,300	142,180
FOP	100	30	2004	30	3,282
STP	16	10	2004	2	219
TOTALS	1,416			1,332	145,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,332	120.8480	120.85	160,972	2004	2004	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2016 Heated Area: 1300 HX Base Yr 2016



45629 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		145,680
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,900
TOTAL MARKET VALUE		191,580
SOH/AGL Deduction		83,476
ASSESSED VALUE		108,104
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		57,382
TOTAL JUST VALUE		191,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1913/1579	4/22/2014	WD	U	I	11	100

GRANTOR: LEONARD WILLIAM OTTO
GRANTEE: STEFANIK RICHARD E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W8 STP=[YR=2004] N4 W4 S4 E4 $ W42 S26 E15
FOP=[YR=2004] S5 E20 N5 W20$ E35 N26$.

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	1.02	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,900							

REVIEW DATE 11/12/2019 BY KBA Total Acres: 1.02 Total Land Value: 45,900 Market: 0 Agricultural: 0 Common: 45,900 PRINTED 07/30/2025 BY SYS