PT LOT 18 & PT GOVT LOT 5 OF
SEC 32-2N-25E IN OR 2652/1805
(EX R/W IN OR 211/108)

FROST JOHN F JR & JAN S L/E/
45630 PICKETT ST
CALLAHAN, FL 32011

2025

32-2N-25-4020-0018-0010

BUILDING CHARACTERISTICS

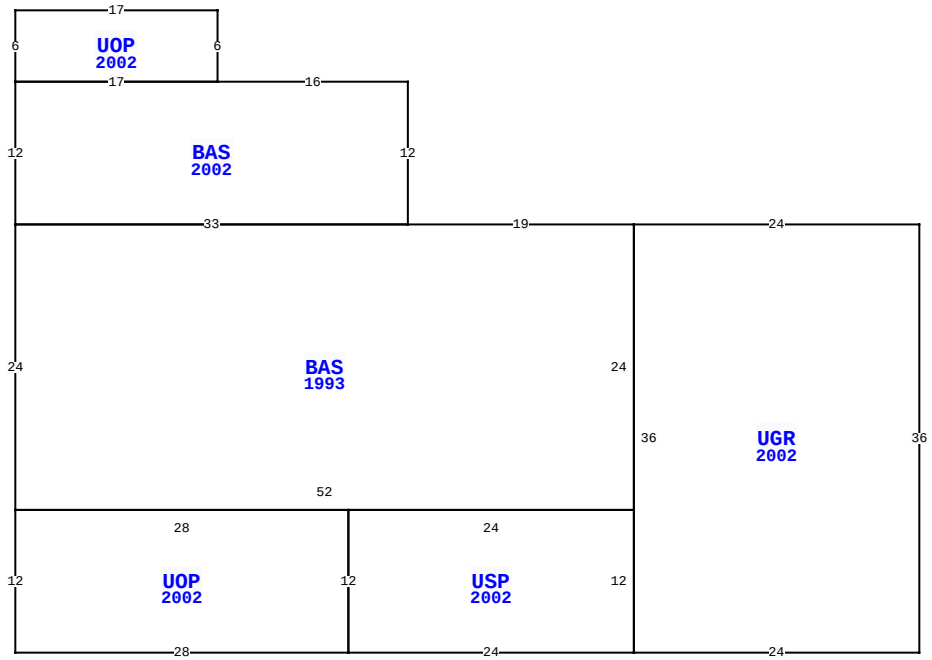
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,248	100	1993	1,248	34,864
BAS	396	100	2002	396	11,063
UGR	864	45	2002	389	10,867
UOP	102	25	2002	26	726
UOP	336	25	2002	84	2,347
USP	288	50	2002	144	4,023
TOTALS	3,234			2,287	63,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,287	116.4000	93.12	212,965	1980	1980	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2009 Heated Area: 1644 HX Base Yr 2009



45630 PICKETT ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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		63,890
TOTAL MARKET OB/XF VALUE		772
TOTAL LAND VALUE - MARKET		99,600
TOTAL MARKET VALUE		164,262
SOH/AGL Deduction		107,148
ASSESSED VALUE		57,114
TOTAL EXEMPTION VALUE	HX HB	32,114
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		164,262
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2652/1805	7/05/2023	QC	U	I	11	100
GRANTOR: FROST JOHN F JR & JAN						
GRANTEE: WHITTENBARGER JANAL						
1556/1972	3/24/2008	WD	Q	I		80,000
GRANTOR: ROBERTSON EDGAR W JR						
GRANTEE: FROST JOHN F JR & J						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2002] W24 BAS=[YR=1993] W19 BAS=[YR=2002] N12 W16
UOP=[YR=2002] N6 W17 S6 E17$ W17 S12 E33$ W33 S24
UOP=[YR=2002] S12 E28 USP=[YR=2002] E24 N12 W24 S12$ N12 W28$
E52 N24$ S36 E24 N36$.

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	16	12	192.00	SF	20.10	20.10	100	1985	1985	3	20	772	

LAND DESCRIPTION

TOTAL OB/XF 772

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		OR	0.00	0.00	3.32	AC		1.00	1.00	1.00	30,000.00	30,000.00	99,600							

REVIEW DATE 11/12/2019 BY KBA Total Acres: 3.32 Total Land Value: 99,600 Market: 0 Agricultural: 0 Common: 99,600 PRINTED 07/30/2025 BY SYS