PT OF LOTS 20 & 21
IN OR 2503/1541
PICKETT ESTATES PBK 2/27

CASSIDY RAYMOND W & LACEY
45708 PICKETT ST
CALLAHAN, FL 32011

2025

32-2N-25-4020-0020-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

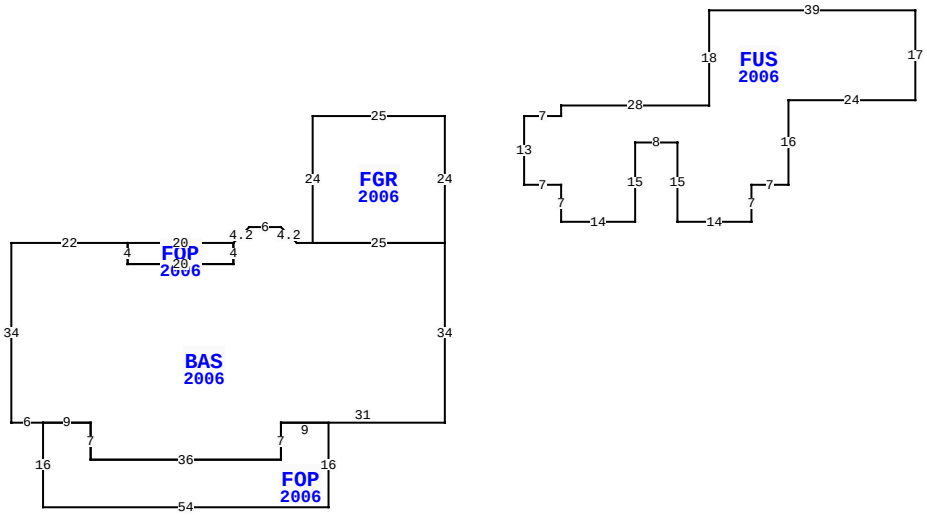
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,987	100	2006	2,987	385,030
FGR	600	55	2006	330	42,538
FOP	80	30	2006	24	3,094
FOP	612	30	2006	184	23,718
FUS	1,546	100	2006	1,546	199,282
TOTALS	5,825			5,071	653,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,071	109.5350	144.59	733,216	2006	2007	0	0	0	10.85	89.15

1 SNGL FAM – 100% - 2022 Heated Area: 4533 HX Base Yr



45708 PICKETT ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		653,662
TOTAL MARKET OB/XF VALUE		44,769
TOTAL LAND VALUE - MARKET		68,460
TOTAL MARKET VALUE		766,891
SOH/AGL Deduction		39,375
ASSESSED VALUE		727,516
TOTAL EXEMPTION VALUE	13	727,516
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		766,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		711,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250004499	6500 30 X 50	99,300	04/28/2025
R23-09315	REROOF	52,200	07/20/2023
M14257	H/AC	0	11/20/2008
B22076	REMODEL	150,000	11/01/2008
B21947	DEMOLITION	12,000	10/01/2008
C16779	CO ISSUED	319,904	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2503/1541	10/06/2021	WD	Q	I	01	580,000
GRANTOR: WILSON RONALD & TERRI						
GRANTEE: CASSIDY RAYMOND W &						
2154/0218	10/23/2017	QC	U	I	11	100
GRANTOR: WILSON RONALD & TERRI						
GRANTEE: WILSON RONALD & TER						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	671.00	SF	5.20	5.20	100	2006	2006	3	86	3,001	
3	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00	85.00	100	2009	2009	3	52	22,630	
4	0845	KOOL DECK	0	100	0	0	1,100.00	SF	7.25	7.25	100	2009	2009	3	89	7,098	
5	0812	CONCRETE C	0	100	0	0	2,507.00	SF	4.00	4.00	100	2009	2009	3	89	8,925	

BUILDING DIMENSIONS

FGR=[YR=2006] W25 S24 BAS=[YR=2006] W3 U3 L3 W6 D3 L3
FOP=[YR=2006] W20 S4 E20 N4$ S4 W20 N4 W22 S34 E6
FOP=[YR=2006] S16 E54 N16 W9 S7 W36 N7 W9$ E9 S7 E36 N7 E31
N34 W25$ E25 N24$ PTR=E15 FUS=[YR=2006] E7 N2 E28 N18 E39 S17
W24 S16 W7 S7 W14 N15 W8 S15 W14 N7 W7 N13$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 44,769

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	3.26	AC		1.00	1.00	0.70	30,000.00	21,000.00	68,460							

REVIEW DATE 06/24/2025 BY TWX Total Acres: 3.26 Total Land Value: 68,460 Market: 0 Agricultural: 0 Common: 68,460 PRINTED 07/30/2025 BY SYS