PT OF LOT 13 (S-2 & S-3)
IN OR 622/1167
EX R/W OR 1081/1124

MUSIC P JOYE
PO BOX 1783
CALLAHAN, FL 32011-1783

2025

47-2N-25-4080-0013-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

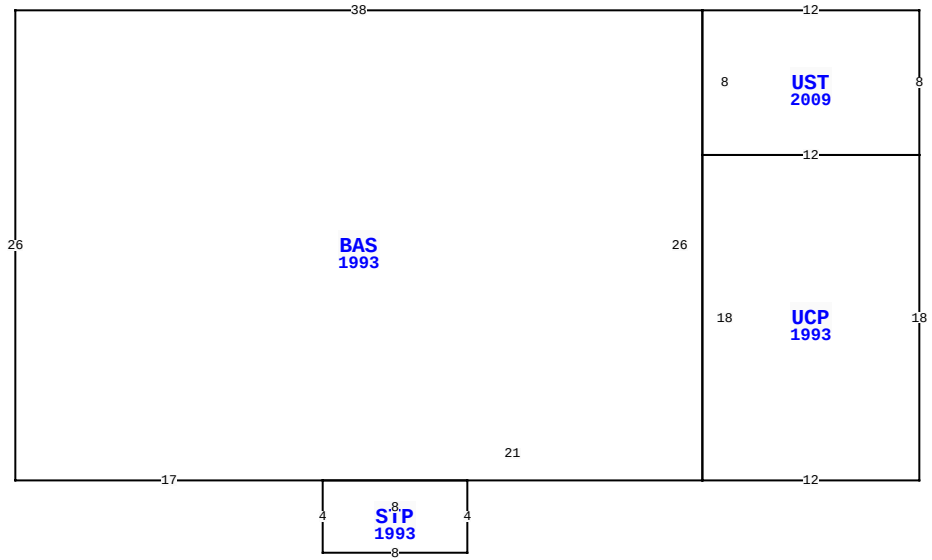
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100	1993	988	80,265
STP	32	10	1993	3	244
UCP	216	20	1993	43	3,493
UST	96	45	2009	43	3,493
TOTALS	1,332			1,077	87,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,077	107.9610	107.96	116,273	1956	1975	0	0	0	24.75	75.25

1 SINGLE FAM – 100% - 0 Heated Area: 988 HX Base Yr 1992



450340 SR 200, 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		87,495
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		135,295
SOH/AGL Deduction		75,739
ASSESSED VALUE		59,556
TOTAL EXEMPTION VALUE	HX HB	34,556
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		135,295
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514335	REPAIR/RRF	5,350	03/01/2015
5698	CHNGE SRVC	0	02/08/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0622/1167	4/01/1991	WD	Q	I		45,000

GRANTOR: BETHEA BILLY & T A
GRANTEE: MUSIC P JOYE

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2009] W12 BAS=[YR=1993] W38 S26 E17 STP=[YR=1993] S4 E8 N4 W8 $ E21 UCP=[YR=1993] E12 N18 W12 S18 $ N26 $ S8 E12N8 $.

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	0510	GARAGE WD-	0	100	20	20	400.00	SF	26.25	26.25	100	1988	1988	3	20	2,100	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1956	1956	3	20	700	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 06/12/2020 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS