

W273 FT OF LOT 16 (S-1 & S-4)
FT OF LOT 15 SO OF SR 200
E149 FT OF LOT 15 SO

FLETCHER CLAYTON/BRADHAM KALEY MICHELLE
450370 STATE ROAD 200
CALLAHAN, FL 32011

2025

47-2N-25-4080-0016-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories		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	1,092	100	1993	1,092	129,568
FSP	228	40	2008	91	10,798
FST	84	55	1993	46	5,458
TOTALS	1,404			1,229	145,823

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	100	0	0	120.00	SF	20.10	20.10	482
2	0680	POLE SHED	0	100	0	0	168.00	SF	10.00	10.00	336
3	0681	POLE SHED	0	100	15	35	525.00	SF	15.00	15.00	1,575
4	0351	CARPORT MT	0	100	22	20	440.00	SF	10.00	10.00	880
5	0810	CONCRETE A	0	100	0	0	250.00	SF	6.50	6.50	1,365

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100		OR	0.00	0.00	2.47	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,229	145.1352	145.14	178,377	1963	2003	0	0	0 18.25	81.75
1 SINGLE FAM - 100% - 2024 Heated Area: 1092 HX Base Yr 2024											
BAS 1993 FST 1993 FSP 2008											
450370 SR 200, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/09/2025 MLU											

TOTAL OB/XF											
4,638											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 6 Tax Dist:											
BUILDING MARKET VALUE 145,823											
TOTAL MARKET OB/XF VALUE 4,638											
TOTAL LAND VALUE - MARKET 86,450											
TOTAL MARKET VALUE 236,911											
SOH/AGL Deduction 0											
ASSESSED VALUE 236,911											
TOTAL EXEMPTION VALUE HX HB 50,722											
BASE TAXABLE VALUE 186,189											
TOTAL JUST VALUE 236,911											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 230,921											

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2686/1821	12/15/2023	WD	Q	I	01	315,000	
GRANTOR:CLAYTON CLAUDIA J & D							
GRANTEE:FLETCHER CLAYTON							
2488/1617	6/30/2021	WD	Q	I	01	230,000	
GRANTOR:THOMAS MYRON ET AL							
GRANTEE:CLAYTON CLAUDIA J &							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W42 S26 E42 FSP=[YR=2008] E12 N19 FST=[YR=1993] N7 W12 S7E12\$ W12 S19\$ N26\$.											