SUBLOT D OF LOT 9
IN OR 673 PG 1124
ANNEXATION ORDINANCE#1-0-1992

YANCEY PATRICIA
45014 MAHONEY ST
CALLAHAN, FL 32011

2025

49-2N-25-4100-0009-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

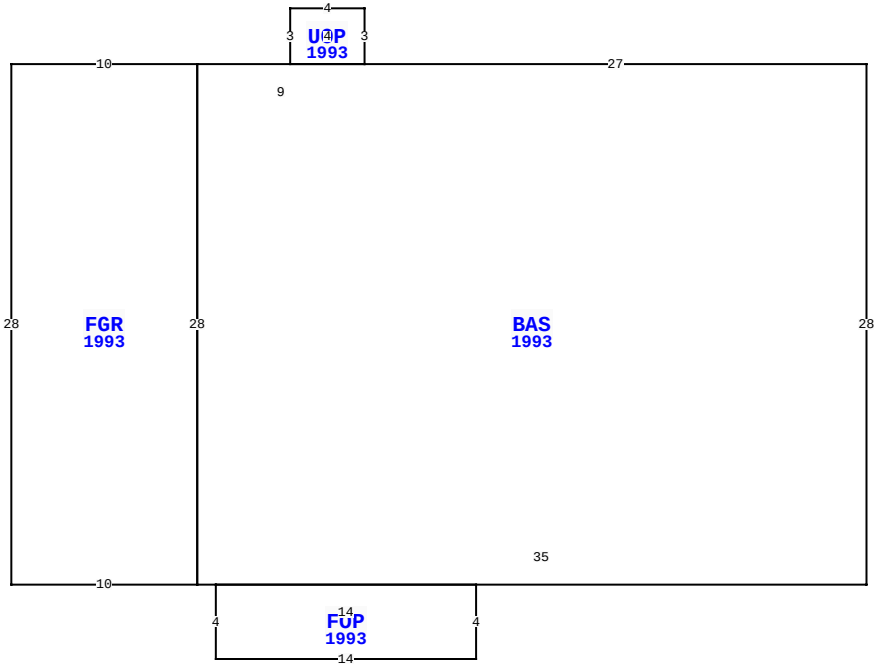
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	30	VINYL 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1993	1,008	93,987
FGR	280	55	1993	154	14,359
FOP	56	30	1993	17	1,585
UOP	12	20	1993	2	187
TOTALS	1,356			1,181	110,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,181	114.9040	114.90	135,697	1992	1997	0	0	0	18.85	81.15

1 SINGLE FAM – 100% - 1993 Heated Area: 1008 HX Base Yr 1993



45014 MAHONEY ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		110,118
TOTAL MARKET OB/XF VALUE		1,625
TOTAL LAND VALUE - MARKET		87,500
TOTAL MARKET VALUE		199,243
SOH/AGL Deduction		104,648
ASSESSED VALUE		94,595
TOTAL EXEMPTION VALUE	HX HB SL	94,595
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		199,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1733/0718	4/07/2011	QC	U	I	11	100
GRANTOR: MCKELVY RONALD & DEBO						
GRANTEE: YANCEY PATRICIA						
0673/1124	1/12/2993	WD	Q	I		54,400
GRANTOR: RIVER CITY HOMES						
GRANTEE: YANCY PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 UOP=[YR=1993] N3 W4 S3 E4$ W9 FGR=[YR=1993] W10 S28 E10 N28 $ S28 E1 FOP=[YR=1993] S4 E14 N4 W14 $ E35 N28$.

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	0811	CONCRETE B	0	100	0	0	504.00	SF	5.20	5.20	100	1992	1992	3	62	1,625	

LAND DESCRIPTION

TOTAL OB/XF 1,625

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	RL	125.00	190.00	125.00	FF		1.00	1.00	1.00	700.00	700.00	87,500							

REVIEW DATE 05/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 07/30/2025 BY SYS