

PT OF LOT 13
IN OR 1768/314
EX R/W IN OR 204/399

ALVAREZ JOHANNA R
45912 PICKETT ST
CALLAHAN, FL 32011

2025

49-2N-25-4100-0013-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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
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NEIGHBORHOOD/LOC	8026.00
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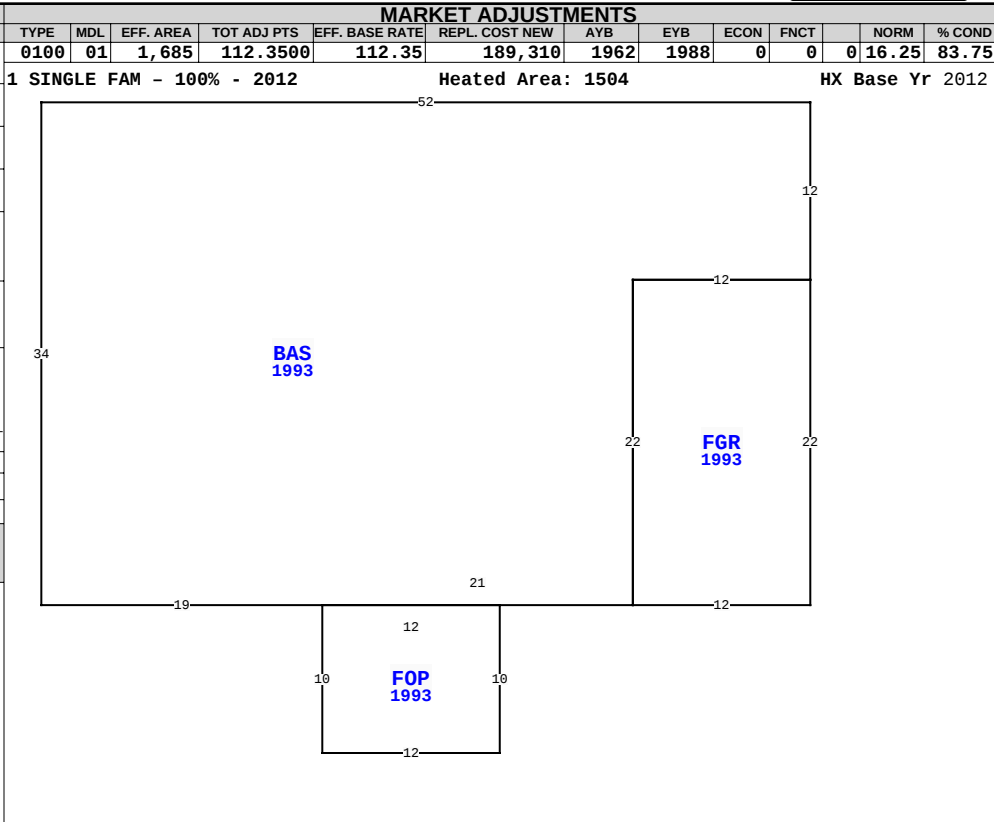
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,504	100	1993	1,504	141,516
FGR	264	55	1993	145	13,644
FOP	120	30	1993	36	3,388

TOTALS	1,888			1,685	158,547
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,202.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0350	CARPORT WD	0	100	30	12	360.00	SF	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	2.00

REVIEW DATE	11/21/2022	BY	KBA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025
INC DATE		AG DATE	MLU

L N	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	0812	CONCRETE C	0	100	0	0	1,202.00	SF	4.00	4.00	100	1982	1982	3	35	1,683	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	34	1,190	
4	0350	CARPORT WD	0	100	30	12	360.00	SF	13.00	13.00	100	1990	1990	3	20	936	

TOTAL OB/XF										3,809							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000

Total Acres:	2.00	Total Land Value:	70,000	Market:	0	Agricultural:	0	Common:	70,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1		6
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 6		Tax Dist:				
BUILDING MARKET VALUE				158,547		
TOTAL MARKET OB/XF VALUE				3,809		
TOTAL LAND VALUE - MARKET				70,000		
TOTAL MARKET VALUE				232,356		
SOH/AGL Deduction				119,723		
ASSESSED VALUE				112,633		
TOTAL EXEMPTION VALUE		HX HB VX WX		60,722		
BASE TAXABLE VALUE				51,911		
TOTAL JUST VALUE				232,356		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				231,809		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631876	REPAIR/RRF	28,000	03/01/2016
B25475	REPAIR/RRF	6,021	01/01/2012
B951673	REMODEL	20,070	02/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1768/0314	11/28/2011	WD	Q	I	01	119,000	
GRANTOR: LADSON JOHN PAUL							
GRANTEE: ALVAREZ LEONARDO &							
1447/0361	9/26/2006	WD	Q	I		180,000	
GRANTOR: POWERS LESLIE R							
GRANTEE: LADSON JOHN PAUL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W52 S34 E19 FOP=[YR=1993] S10 E12 N10 W12\$ E21									
FGR=[YR=1993] E12 N22 W12 S22\$ N22 E12 N12\$.									