PT OF LOT 13
IN OR 2798/1339
EX R/W IN OR 204/283

PETERS ADAM DANIEL
45884 PICKETT ST
CALLAHAN, FL 32011

2025

49-2N-25-4100-0013-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

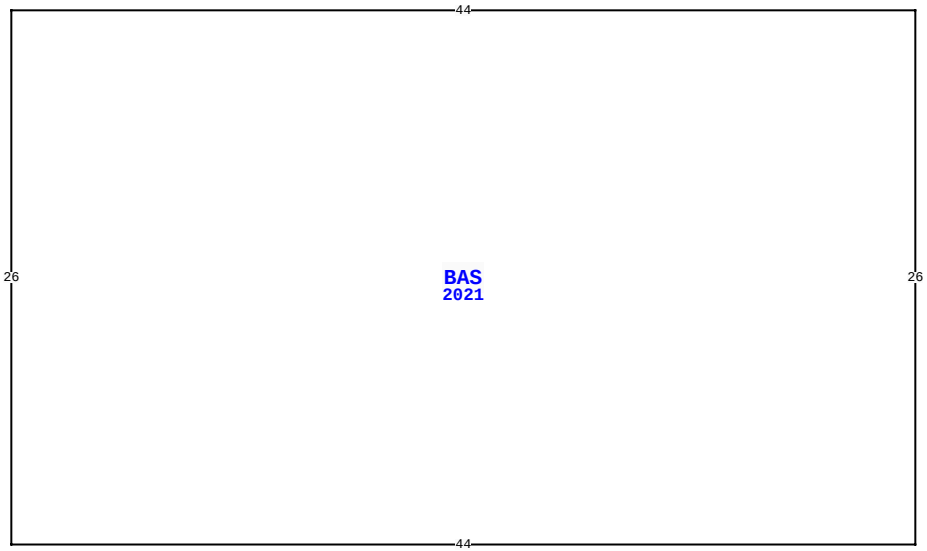
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	2021	1,144	143,459
TOTALS	1,144			1,144	143,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,144	152.1000	129.28	147,896	2021	2021	0	0	0	3.00	97.00

2 M/H 94+ – 100% - 2022 Heated Area: 1144 HX Base Yr 2022



45884 PICKETT ST, 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		143,459
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		33,300
TOTAL MARKET VALUE		176,759
SOH/AGL Deduction		21,505
ASSESSED VALUE		155,254
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		104,532
TOTAL JUST VALUE		176,759
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003015	MH MOVE-ON	0	11/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2798/1339	6/27/2025	WD	Q	I	01	240,000
GRANTOR: WEYMAN TERRY L JR & M						
GRANTEE: PETERS ADAM DANIEL						
2521/0477	12/08/2021	WD	Q	I	01	205,000
GRANTOR: MODULAR HOMES OF NE F						
GRANTEE: WEYMAN TERRY L JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W44 S26 E44 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	118.00	275.00	0.74	AC		1.00	1.00	1.00	45,000.00	45,000.00	33,300							

REVIEW DATE 12/16/2021 BY KB Total Acres: 0.74 Total Land Value: 33,300 Market: 0 Agricultural: 0 Common: 33,300 PRINTED 07/30/2025 BY SYS