PT OF LOT 13
IN OR 710/1898
SUB SEC 49 PB 2/15

SYMONDS JEAN E
45844 PICKETT STREET
CALLAHAN, FL 32011

**2025**

**49-2N-25-4100-0013-0040**

## NASSAU COUNTY PROPERTY



### 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 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| 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 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

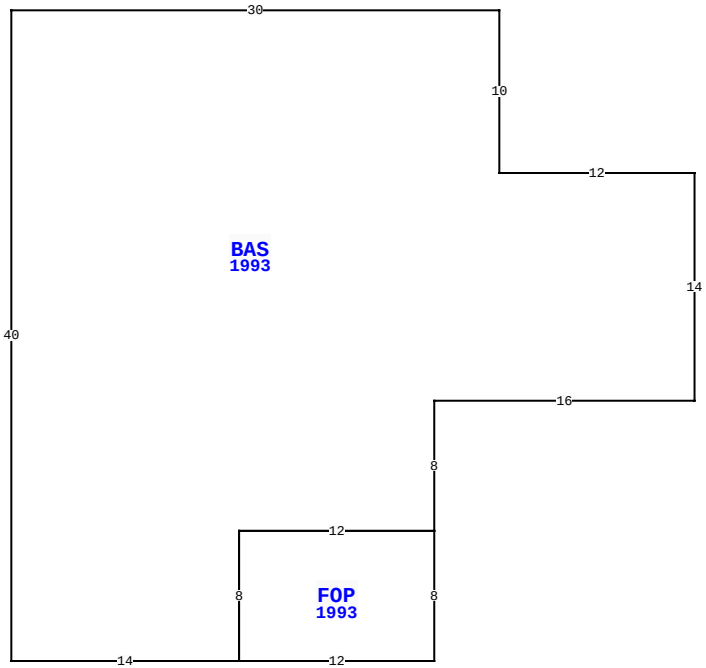
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8026.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,208 | 100 | 1993 | 1,208 | 110,531 |
| FOP | 96 | 30 | 1993 | 29 | 2,654 |
| TOTALS | 1,304 | | | 1,237 | 113,185 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,237 | 110.2400 | 110.24 | 136,367 | 1950 | 1985 | 0 | 0 | 0 | 17.00 | 83.00 |

1 SINGLE FAM – 100% - 1995 Heated Area: 1208 HX Base Yr 1995




45844 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 | | 113,185 |
| TOTAL MARKET OB/XF VALUE | | 8,105 |
| TOTAL LAND VALUE - MARKET | | 24,300 |
| TOTAL MARKET VALUE | | 145,590 |
| SOH/AGL Deduction | | 76,192 |
| ASSESSED VALUE | | 69,398 |
| TOTAL EXEMPTION VALUE | HX HB | 44,398 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 145,590 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 135,047 |

EYB ADJSTD FOR REMODELING: 10/23KW

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M8520 | H/AC | 0 | 07/01/2004 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0710/1898 | 8/09/1994 | WD | Q | I | 05 | 47,500 |
| GRANTOR: SECRETARY OF VETERANS | | | | | | |
| GRANTEE: SYMONDS JEAN E | | | | | | |
| 0697/0156 | 1/26/1994 | CT | U | I | 14 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: SECRETARY OF VET AF | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W12 N10 W30 S40 E14 FOP=[YR=1993] E12 N8 W12 S8$ N8 E12 N8 E16 N14$.

### 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 446.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 30 | 870 | |
| 2 | 0510 | GARAGE WD- | 0 | 100 | 24 | 30 | 720.00 | SF | 35.00 | 35.00 | 100 | 1950 | 1950 | 3 | 20 | 5,040 | |
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1980 | 1980 | 3 | 44 | 1,540 | |
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 16 | 160.00 | SF | 19.50 | 19.50 | 100 | 2004 | 2004 | 3 | 21 | 655 | |

### LAND DESCRIPTION

TOTAL OB/XF 8,105

| 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 | 128.00 | 220.00 | 0.54 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 24,300 | | | | | | | |

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.54 Total Land Value: 24,300 Market: 0 Agricultural: 0 Common: 24,300 PRINTED 07/30/2025 BY SYS