PT OF LOT 13 (S-8 & 13)
IN OR 1683/652
EX R/W OR 204/592

WILSON CHARLES FRANKLIN
45874 PICKETT ST
CALLAHAN, FL 32011

2025

49-2N-25-4100-0013-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

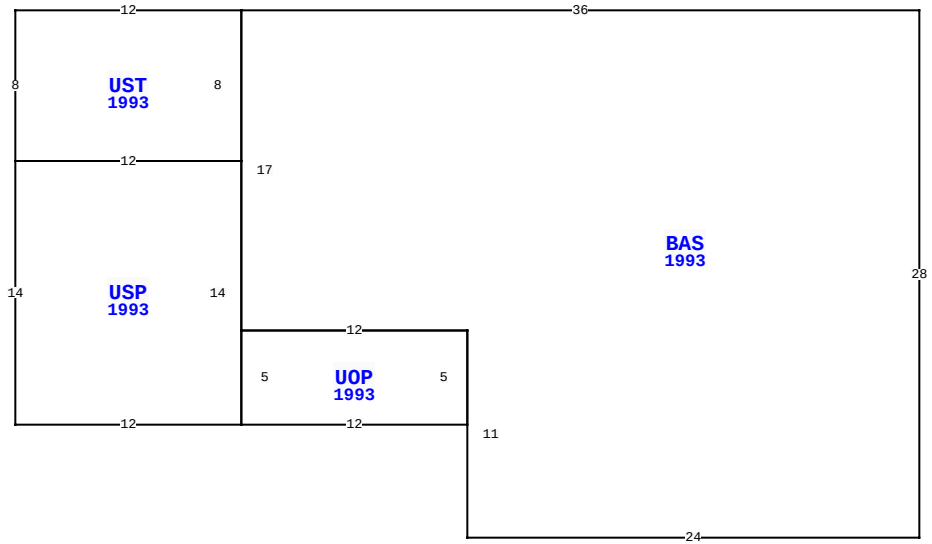
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	876	100	1993	876	51,581
UOP	60	20	1993	12	706
USP	168	30	1993	50	2,944
UST	96	45	1993	43	2,532
TOTALS	1,200			981	57,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	981	101.5200	101.52	99,591	1935	1955	0	0	0	42.00	58.00

1 SINGLE FAM – 100% - 2011 Heated Area: 876 HX Base Yr 2011



45874 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		57,763
TOTAL MARKET OB/XF VALUE		2,249
TOTAL LAND VALUE - MARKET		43,200
TOTAL MARKET VALUE		103,212
SOH/AGL Deduction		36,585
ASSESSED VALUE		66,627
TOTAL EXEMPTION VALUE	HX HB	41,627
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		103,212
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		91,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1683/0652	6/16/2010	QC	U	I	11	100
GRANTOR: ANDERSON MARY LOU ETA						
GRANTEE: WILSON CHARLES FRAN						
1093/1597	11/12/2002	WD	U	I	07	100
GRANTOR: KEENE IMOGENE WILSON						
GRANTEE: WILSON LEAMON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 UST=[YR=1993] W12 S8 USP=[YR=1993] S14 E12 UOP=[YR=1993] E12 N5 W12 S5$ N14 W12$ E12 N8$ S17 E12 S11 E24 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	0940	SHEDS/PORT	0	100	11	24	264.00	SF	21.30	21.30	100	2010	2010	3	40	2,249	

LAND DESCRIPTION

TOTAL OB/XF 2,249

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		OR	0.00	0.00	0.96	AC		1.00	1.00	1.00	45,000.00	45,000.00	43,200							

REVIEW DATE 11/21/2022 BY KBA Total Acres: 0.96 Total Land Value: 43,200 Market: 0 Agricultural: 0 Common: 43,200 PRINTED 07/30/2025 BY SYS