

WILSON CHRISTINA M &/ROONEY PATRICK  
45166 MARIGOLD LN  
CALLAHAN, FL 32011

**24-2N-24-0000-0005-0030**

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

05

AVERAGE 100

Roof Structure

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floor

14

CARPET 70

Interior Floor

08

SHT VINYL 30

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

Occupancy

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

08

NEIGHBORHOOD/LOC

8001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,008

100

1999

1,008

106,699

BAS

225

100

2016

225

23,817

PTO

64

5

2016

3

318

TOTALS

1,297

1,236

130,833

EXTRA FEATURES

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

45166 MARIGOLD LN, CALLAHAN

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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 0007 OR 0.00 0.00 2.20 AC 1.00 1.00 1.00 34,000.00 34,000.00 74,800

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 2.20

Total Land Value: 74,800

Market: 0

Agricultural: 0

Common: 74,800

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MARKET ADJUSTMENTS

TYPEMDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100 01 1,236 115.5400 121.32 149,952 1999 1999 0 0 12.75 87.25

1 SINGLE FAM 100% - 2006

Heated Area: 1233

HX Base Yr 2006

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/08/2026 MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

130,833

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

74,800

TOTAL MARKET VALUE

205,633

SOH/AGL Deduction

105,413

ASSESSED VALUE

100,220

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

48,809

TOTAL JUST VALUE

205,633

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

204,455

PERMIT NUM

DESCRIPTION

AMT

ISSUED

E1428137

NEW CONSTR

0

08/01/2014

B985463

NEW CONSTR

50,000

10/01/1998

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1743/0594

3/29/2011

QC U

I

11

50,000

GRANTOR: WILSON DAVID E

GRANTEE: WILSON CHRISTINA M

1359/0620 10/17/2005 WD Q I 113,500

GRANTOR: HIGGINBOTHAM JOSHUA D

GRANTEE: WILSON CHRISTINA M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W42 S24 E20 PTO=[YR=2016] S8 E8 BAS=[YR=2016]  
S7 E15 N15 W15 S8\$ N8 W8\$ E22 N24\$.