

HADDEN DEANA
45498 PICKETT STREET
CALLAHAN, FL 32011

32-2N-25-2920-0003-0012

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 100
03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo09PINE WOOD 100
Air Condition01NONE 100
Heating Type02CONVECTION 100
Bedrooms3100
Bathrooms1100
Frame02WOOD FRAME 100
Stories1.1.100
Units0100
BUD8 Adjustme06DIST 1D 100
Occupancy00NONE 100

Quality03Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA08
NEIGHBORHOOD/LOC8001.00
AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE
BAS912100199391270,132
TOTALS91291270,132

MARKET ADJUSTMENTS

TYPEDMLEFF. AREATOT ADJ PTSOFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND
01000191293.000097.6589,057196919690021.2578.75
1 SINGLE FAM100% - 0Heated Area: 912HX Base Yr
24-38-24
BAS1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 6Tax Dist:
BUILDING MARKET VALUETHAT DIST
TOTAL MARKET OB/XF VALUETHAT DIST
TOTAL LAND VALUE - MARKETTHAT DIST
TOTAL MARKET VALUETHAT DIST
SOH/AGL DeductionTHAT DIST
ASSESSED VALUETHAT DIST
TOTAL EXEMPTION VALUETHAT DIST
BASE TAXABLE VALUETHAT DIST
TOTAL JUST VALUETHAT DIST
NCON VALUETHAT DIST
INCOME VALUETHAT DIST
PREVIOUS YEAR MKT VALUETHAT DIST

SALES DATA

OFF RECORD TYPE Q V RSN SALE
Number INST U I CD PRICE
2219/03098/08/2018QC U I 11100
GRANTOR:HADDEN WILLIAM L & DE
GRANTEE:HADDEN WILLIAM L &
0498/06099/05/1986WD U I 12,500
GRANTOR:COTTINGTON GENETTE
GRANTEE:HADDEN WILLIAM L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 S24 E38 N24\$.

LAND DESCRIPTION

LUSE CLSLAND USE CAPRDLOC FRONT DEPTHTOT UNIT DDPH% TOTUNITADJLANDOTHERADJUSTMENTSYEARDENSITYDECLFRZYRCONSRV
CODEDESCRPTIONZONESONUTTYPEFACTCONDADJPRICEPRICEVALUEANDNOTES
1000100CRES1000006OR0.000.001.85AC1.001.001.0050,000.0050,000.0092,500

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.85 Total Land Value: 92,500 Market: 0 Agricultural: 0 Common: 92,500 PRINTED 07/09/2026 BY SYS