

LEONARD WILLIAM OTTO & VERA M
P O BOX 895
CALLAHAN, FL 32011-0895

32-2N-25-4020-0006-0020



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		12	CEDAR 100							0100	01	2,043	119,2268	125.19	255,763	1990	1990	0	0	0	17.50	82.50	VALUATION BY											
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM 100% - 0														Heated Area: 2016										
Roof Cover		03	COMP SHNGL 100																					HX Base Yr 1986										
Interior Wall		05	DRYWALL 100																															
Interior Floo		14	CARPET 80																															
Interior Floo		11	CLAY TILE 20																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms			2 100																															
Bathrooms			1.5 100																															
Frame		02	WOOD FRAME 100																															
Stories		1.5	1.5 100																															
Units			0 100																															
BUD8 Adjustme		06	DIST 1D 100																															
Occupancy		00	NONE 100																															
Quality		05	Quality Level 05																															
DOR CODE		5000	IMPROVED AG																															
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	1,032	100	1993	1,032	106,587																													
BAS	576	100	2013	576	59,490																													
DCU	272	10	1993	27	2,789																													
FUS	408	100	1993	408	42,139																													
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ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																					
Exterior Wall		24		CORG METAL 100		4101		04		5,390		33.5758		18.97		102,248		1984		1984		0		0		23.00		77.00		VALUATION BY					STANDARD																
Roof Structur		03		GABLE/HIP 100		2		LGHT MANUF		0%		0				Heated Area: 5390				HX		Base Yr		1986						Tax Group: 6					Tax Dist:																
Roof Cover		03		COMP SHNGL 80																										BUILDING MARKET VALUE					324,554																
Roof Cover		01		MINIMUM 20																										TOTAL MARKET OB/XF VALUE					23,398																
Interior Wall		01		MINIMUM 100																										TOTAL LAND VALUE - MARKET					257,100																
Interior Floo		03		CONC FINSH 100																										TOTAL MARKET VALUE					410,475																
Air Condition		01		NONE 100																										SOH/AGL Deduction					177,898																
Heating Type		01		NONE 100																										ASSESSED VALUE					232,577																
Fixtures				0 100																										TOTAL EXEMPTION VALUE					HX HB 51,411																
Frame		02		WOOD FRAME 100																										BASE TAXABLE VALUE					181,166																
Story Height				14 100																										TOTAL JUST VALUE					605,052																
RMS				1 100																										NCON VALUE					0																
Stories		1.		1. 100																										INCOME VALUE																					
Units				0 100																										PREVIOUS YEAR MKT VALUE					598,425																
BUD8 Adjustme		06		DIST 1D 100																																															
Occupancy		00		NONE 100																																															
Quality		01		Quality Level 01																																															
DOR CODE		5000		IMPROVED AG																																															
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		3,590		100		1993		3,590		52,439																																									
BAS		1,800		100		2004		1,800		26,292																																									
TOTALS		5,390						5,390		78,731																																									
EXTRA FEATURES																																																			
45681 PICKETT ST, CALLAHAN																																																			
BLD DATE																																																			
XF DATE																																																			
INC DATE																																																			
LGL DATE																																																			
LAND DATE																																																			
AG DATE																																																			
05/07/2026																																																			
MLU																																																			
10/22/2024																																																			
KBA																																																			
BUILDING NOTES																																																			
BUILDING DIMENSIONS																																																			
BAS=[YR=1993] W130 S23 BAS=[YR=2004] S30 E60 N30 W60\$ E90 S15																																																			
E40 N38\$.																																																			
LAND DESCRIPTION																																																			
TOTAL OB/XF																																																			
0																																																			
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			

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