

PT LOT 24 IN OR 2835/575
(EX PT IN OR 1449/1015)
PICKETT ESTATES PBK 2/27

BURKE ERIC SHONN & AMANDA LEE
45792 PICKETT ST
CALLAHAN, FL 32011

2026

32-2N-25-4020-0024-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

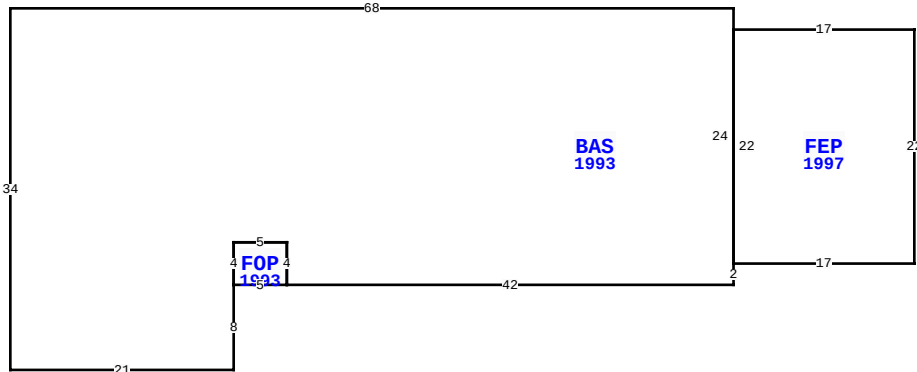
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100	1993	1,916	200,093
FEP	374	80	1997	299	31,225
FOP	20	30	1993	6	626

TOTALS	2,310			2,221	231,945
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0940	SHEDS/PORT	0	100	0	0	242.00	SF	30.00
3	0351	CARPORT MT	0	100	0	0	811.00	SF	10.00
4	0940	SHEDS/PORT	0	100	12	12	144.00	SF	21.30
5	0350	CARPORT WD	0	100	14	13	182.00	SF	8.58
6	0300	BOAT DCK W	0	100	25	6	150.00	SF	40.00
7	0300	BOAT DCK W	0	100	12	8	96.00	SF	40.00
8	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00
9	0937	WELL	0	100	0	0	1.00	UT	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	3.26

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,221	112.1400	155.87	346,187	1979	1979	0	0	33.00	67.00	
1 SNGL FAM			100% - 2026			Heated Area: 1916			HX Base Yr 2026			



45792 PICKETT ST, CALLAHAN	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
2	0940	SHEDS/PORT	0	100	0	0	242.00	SF	30.00	30.00	100	1991	1991	3	20	1,452	
3	0351	CARPORT MT	0	100	0	0	811.00	SF	10.00	10.00	100	1991	1991	3	20	1,622	
4	0940	SHEDS/PORT	0	100	12	12	144.00	SF	21.30	21.30	100	1998	1998	3	20	613	
5	0350	CARPORT WD	0	100	14	13	182.00	SF	8.58	8.58	100	1998	1998	3	20	312	
6	0300	BOAT DCK W	0	100	25	6	150.00	SF	40.00	40.00	100	1990	1990	3	20	1,200	
7	0300	BOAT DCK W	0	100	12	8	96.00	SF	40.00	40.00	100	1990	1990	3	20	768	
8	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023	03	100	6,000	
9	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023	03	100	6,000	

TOTAL OB/XF										17,967							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0006	OR	0.00	0.00	3.26	AC		1.00	1.00	1.00	35,000.00	35,000.00	114,100

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				231,945	
TOTAL MARKET OB/XF VALUE				17,967	
TOTAL LAND VALUE - MARKET				114,100	
TOTAL MARKET VALUE				364,012	
SOH/AGL Deduction				117,272	
ASSESSED VALUE				246,740	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				195,329	
TOTAL JUST VALUE				364,012	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				337,903	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R970587	REPAIR/RRF	3,217	03/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2835/575	12/03/2025	WD	Q	I	01	400,000	
GRANTOR: SIMONTON CHRISTOPHER							
GRANTEE: BURKE ERIC SHONN &							
2652/821	6/28/2023	QC	U	I	11	100	
GRANTOR: SIMONTON TABITHA L							
GRANTEE: SIMONTON CHRISTOPHE							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W68 S34 E21 N8 FOP=[YR=1993] E5 N4 W5 S4\$ N4 E5 S4 E42 N2 FEP=[YR=1997] E17 N22 W17 S22 \$ N24\$.							