PT OF LOT 13
IN OR 1193/284
EX R/W IN OR 205/504

MEDSKER TEDDY
45944 PICKETT STREET
CALLAHAN, FL 32011

2026

49-2N-25-4100-0013-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

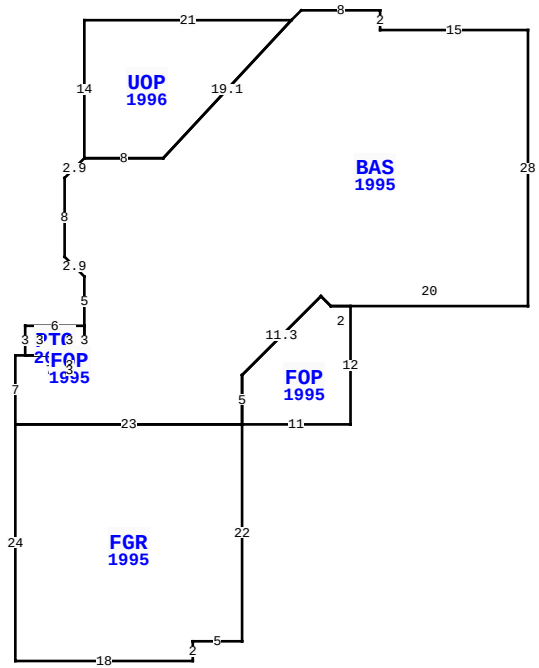
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,380	100	1995	1,380	137,110
FGR	542	55	1995	298	29,608
FOP	3	30	1995	1	99
FOP	109	30	1995	33	3,279
PTO	18	5	2014	1	99
UOP	203	20	1996	41	4,073
TOTALS	2,255			1,754	174,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,754	122.1000	128.20	224,863	1995	1995	0	0	0	22.50	77.50

1 SINGLE FAM 0% - 0 Heated Area: 1380 HX Base Yr



45944 PICKETT ST, CALLAHAN

BLD DATE	07/01/2008 JW	LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	174,269
TOTAL MARKET OB/XF VALUE	3,742
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	228,011
SOH/AGL Deduction	0
ASSESSED VALUE	228,011
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	228,011
TOTAL JUST VALUE	228,011
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B951867	NEW CONSTR	70,000	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1193/0284	12/04/2003	WD	Q	I	01	130,000
GRANTOR: MEDSKER ADMIRAL L						
GRANTEE: MEDSKER TEDDY						
0662/0330	5/29/1992	QC	Q	V	01	100
GRANTOR: MEDSKER LINDA C						
GRANTEE: MEDSKER ADMIRAL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W15 N2 W8 D1 L1 UOP=[YR=1996] W21 S14 E8 U14 R13 $ D14 L13 W8 D2 L2 S8 R2 D2 S5 PTO=[YR=2014] W6 S3 E3 FOP=[YR=1995] S1 E3 N1 W3$ E3 N3$ S3 W7 S7 FGR=[YR=1995] S24 E18 N2 E5 N22 W23$ E23 FOP=[YR=1995] E11 N12 W2 U1 L1 L8 D8 S5$N5 U8 R8 D1 R1 E20 N28$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	74	2,590	
4	0940	SHEDS/PORT	0	0	12	16	192.00	SF	30.00	30.00	100	2000	2000	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 3,742

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	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS