

ALVAREZ JOHANNA R
45912 PICKETT ST
CALLAHAN, FL 32011

49-2N-25-4100-0013-0020

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur03

AVERAGE 100 GABLE/HIP 100

Roof Cover Interior Wall Interior FloopInterior FlooAir Condition Heating TypeBedrooms Bathrooms FrameStories UnitsBUD8 AdjustmeOccupancyQualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

05030305140803041.0600040100000808026.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,50410019931,504148,152FGR26455199314514,284FOP120301993363,546

TOTALS1,8881,685165,980

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OBJ/XF MKT VALUENOTES

20500FP-PRE FAB010001.00UT3,500.003,500.00100197519753321,120

30350CARPORT WD01003012360.00SF13.0013.0010019901990320936

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSNIT UNIT D TDPHT FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006OR0.000.002.00AC1.001.001.0040,000.0040,000.0080,000

REVIEW DATE01/01/2023BYCDTotal Acres: 2.00Total Land Value: 80,000Market: 0Agricultural: 0Common: 80,000PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYBECONFNCTNORM% COND

010011,685112.3500117.97198,7791962198800016.5083.50

1 SINGLE FAM 100% - 2012Heated Area: 1504HX Base Yr 2012

BLD DATEXF DATEINC DATE

45912 PICKETT ST, CALLAHAN

LGL DATELAND DATEAG DATE

05/07/2026MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE165,980

TOTAL MARKET OB/XF VALUE2,056

TOTAL LAND VALUE - MARKET80,000

TOTAL MARKET VALUE248,036

SOH/AGL Deduction132,362

ASSESSED VALUE115,674

TOTAL EXEMPTION VALUEHX HB VX WX61,411

BASE TAXABLE VALUE54,263

TOTAL JUST VALUE248,036

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE232,356

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

1768/031411/28/2011WDQI01119,000

GRANTOR: LADSON JOHN PAUL

GRANTEE: ALVAREZ LEONARDO &

1447/03619/26/2006WDQI1180,000

GRANTOR: POWERS LESLIE R

GRANTEE: LADSON JOHN PAUL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S34 E19 FOP=[YR=1993] S10 E12 N10 W12\$ E21
FGR=[YR=1993] E12 N22 W12 S22\$ N22 E12 N12\$.