PT LOT 13 IN OR 2555/775
SUB SEC 49 PB 2/15

FOWLER JAKE ROSS
45902 PICKETT STREET
CALLAHAN, FL 32011

2026

49-2N-25-4100-0013-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

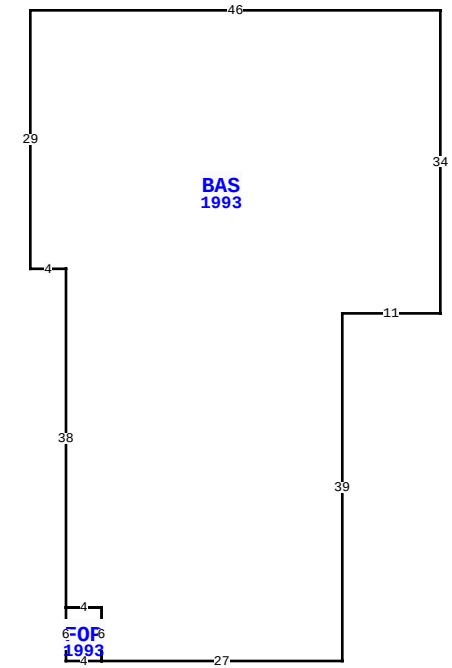
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,729	100	1993	2,729	329,685
FOP	24	30	1993	7	846
TOTALS	2,753			2,736	330,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,736	101.9520	141.71	387,719	1952	1995	0	0	0	14.75	85.25

1 SNGL FAM 0% - 2023 Heated Area: 2729 HX Base Yr



45902 PICKETT ST, CALLAHAN

BLD DATE		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	330,530
TOTAL MARKET OB/XF VALUE	42,500
TOTAL LAND VALUE - MARKET	23,500
TOTAL MARKET VALUE	396,530
SOH/AGL Deduction	3,666
ASSESSED VALUE	392,864
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	392,864
TOTAL JUST VALUE	396,530
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	357,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002083	REPAIR/RRF	13,200	03/14/2017
B1531170	REPAIR/RRF	5,945	09/23/2015
8673	ADDITION	33,110	02/04/1993
7114	CHNGE SRVC	0	12/12/1990
5789	SWIM POOL	17,475	06/06/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2555/0775	4/12/2022	WD	Q	I	02	395,000
GRANTOR: SIPES JOHN T & ANDREA						
GRANTEE: FOWLER JAKE ROSS						
1989/1376	7/06/2015	WD	U	I	38	110,000
GRANTOR: BRIGHT MALLORY LEIGH						
GRANTEE: SIPES ANDREA KAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 S29 E4 S38 FOP=[YR=1993] S6 E4 N6 W4$ E4 S6 E27 N39 E11 N34$.

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	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2000	1989	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 42,500

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	0006	OR	0.00	0.00	0.47	AC		1.00	1.00	1.00	50,000.00	50,000.00	23,500							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.47 Total Land Value: 23,500 Market: 0 Agricultural: 0 Common: 23,500 PRINTED 07/09/2026 BY SYS