LOTS 74 & 75
J P PAGE SUB PB 3/20

WILBERT CORINE WILLIAMS
45130 ANNIE LAURA STREET
CALLAHAN, FL 32011-2097

2026

51-2N-25-4170-0074-0000

BUILDING CHARACTERISTICS

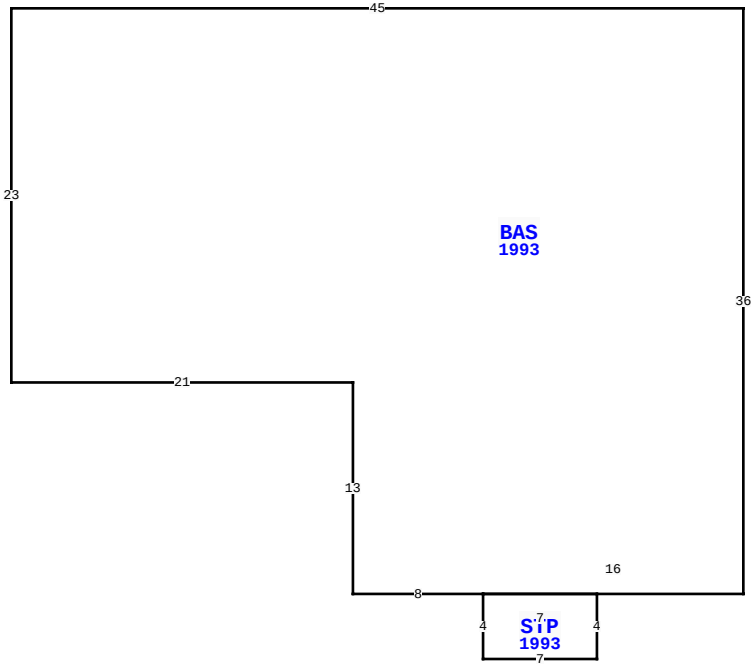
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 50
Interior Floo	09	PINE WOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 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	8019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,347	100	1993	1,347	78,523
STP	28	10	1993	3	175
TOTALS	1,375			1,350	78,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,350	84.7600	89.00	120,150	1961	1961	0	0	0	34.50	65.50

1 SINGLE FAM 0% - 2023 Heated Area: 1347 HX Base Yr



BLD DATE	10/25/2007 DJ	LGL DATE	
XF DATE		LAND DATE	04/02/2026 MLU
INC DATE		AG DATE	

45130 ANNIE LAURA ST, CALLAHAN

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	78,698
TOTAL MARKET OB/XF VALUE	1,296
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	130,994
SOH/AGL Deduction	32,640
ASSESSED VALUE	98,354
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,354
TOTAL JUST VALUE	130,994
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6301	ADDITION	12,717	02/19/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2598/1218	10/25/2022	FJ	U	I	11	0

GRANTOR: WILBERT J A EST

GRANTEE: WILBERT CORINE WILL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 S23 E21S13E8 STP=[YR=1993] S4 E7 N4 W7$ E16 N36$.

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
2	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	2012	2012	3	45	1,296	

LAND DESCRIPTION

TOTAL OB/XF 1,296

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	RM	0.00	0.00	2.00	UT		1.00	1.00	1.00	25,500.00	25,500.00	51,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS