PT OF LOTS 44 45 & 46 SEC 47
IN OR 2587/1431
EAST CALLAHAN SUB PB 1/35

FENSKE PATRICIA EGAN
45434 CIRCLE DR
CALLAHAN, FL 32011

2023

28-2N-25-3060-0044-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

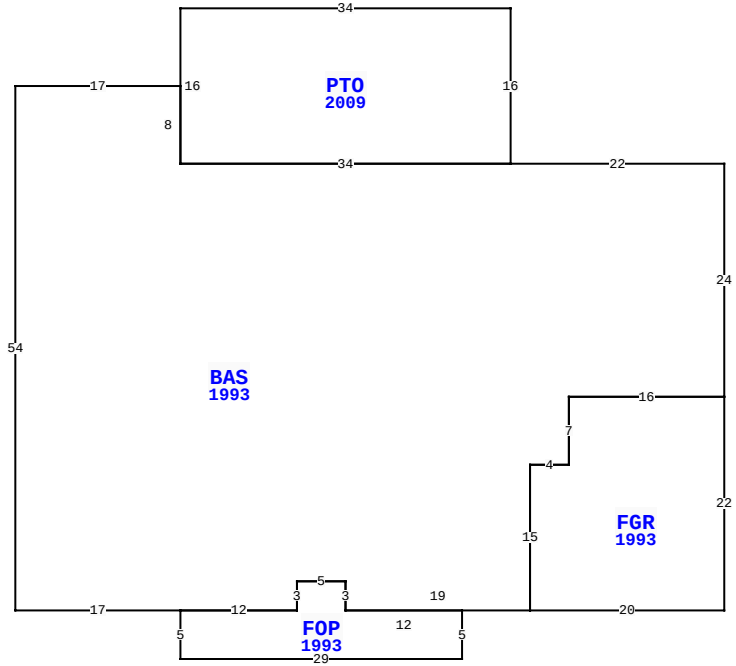
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,067	100	3,067	193,183
FGR	412	55	227	14,298
FOP	160	30	48	3,023
PTO	544	5	27	1,701
TOTALS	4,183		3,369	212,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,369	98.4400	88.84	299,302	1974	1980	0	0	0	29.10	70.90

1 SINGLE FAM – 100% - 2023 Heated Area: 3067 HX Base Yr 2023



45434 CIRCLE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		223,650
TOTAL MARKET OB/XF VALUE		13,453
TOTAL LAND VALUE - MARKET		96,320
TOTAL MARKET VALUE		333,423
SOH/AGL Deduction		0
ASSESSED VALUE		333,423
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		283,423
TOTAL JUST VALUE		333,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2587/1431	8/30/2022	WD	Q	I	01	500,000
GRANTOR: FLOWERS PATRICIA A &						
GRANTEE: FENSKE PATRICIA EGA						
2587/1429	8/30/2022	PR	U	I	19	100
GRANTOR: FLOWER TERESA R PR OF						
GRANTEE: FENSKE PATRICIA EGA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 PTO=[YR=2009] N16 W34 S16 E34$ W34 N8 W17 S54 E17 FOP=[YR=1993] S5 E29 N5 W12 N3 W5 S3 W12$ E12 N3 E5 S3 E19 FGR=[YR=1993] E20 N22 W16 S7 W4 S15$ N15 E4 N7 E16 N24$.

EXTRA FEATURES

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	0812	CONCRETE C	0	100	0	0	4,432.00	SF	4.00	4.00	100	1985	1985	3	49.5	8,775	
3	0300	BOAT DCK W	0	100	22	8	176.00	SF	40.00	40.00	100	1985	1985	3	20	1,408	
4	0940	SHEDS/PORT	0	100	36	12	432.00	SF	18.00	18.00	100	1990	1990	3	20	1,555	

LAND DESCRIPTION

TOTAL OB/XF 13,453

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	6.02	AC		1.00	1.00	1.00	16,000.00	16,000.00	96,320							

REVIEW DATE 11/13/2019 BY KBA Total Acres: 6.02 Total Land Value: 96,320 Market: 0 Agricultural: 0 Common: 96,320 PRINTED 08/02/2023 BY SYS

PT OF LOTS 44 45 & 46 SEC 47
IN OR 2587/1431
EAST CALLAHAN SUB PB 1/35

FENSKE PATRICIA EGAN
45434 CIRCLE DR
CALLAHAN, FL 32011

2023

28-2N-25-3060-0044-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

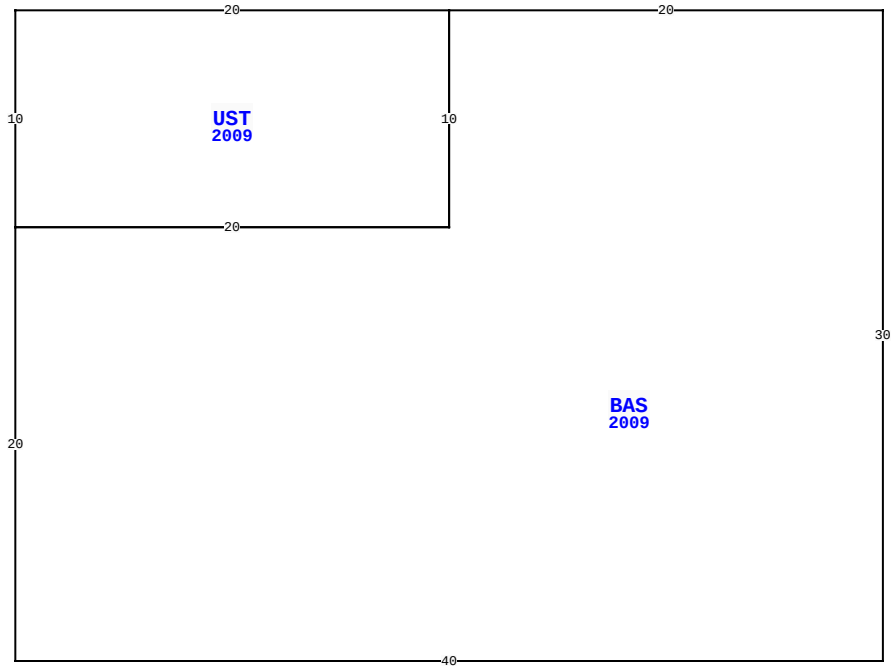
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1,000	10,500
UST	200	45	90	945
TOTALS	1,200		1,090	11,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,090	60.0000	21.00	22,890	1985	1985	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2023 Heated Area: 1000 HX Base Yr 2023



45434 CIRCLE DR, CALLAHAN

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GRANTOR: FLOWER TERESA R PR OF						
GRANTEE: FENSKE PATRICIA EGA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W20 UST=[YR=2009] W20 S10 E20 N10$ S10 W20 S20 E40 N30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/13/2019 BY KBA Total Acres: 6.02 Total Land Value: 96,320 Market: 0 Agricultural: 0 Common: 96,320 PRINTED 08/02/2023 BY SYS