

BLK 2 S-7 OF LOT 5
OR 284/648
D OF C OR 192/112

SHROUDER GERALD L & TERRY
PO BOX 212
CALLAHAN, FL 32011-0212

2023

29-2N-25-3160-0002-0057



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	07
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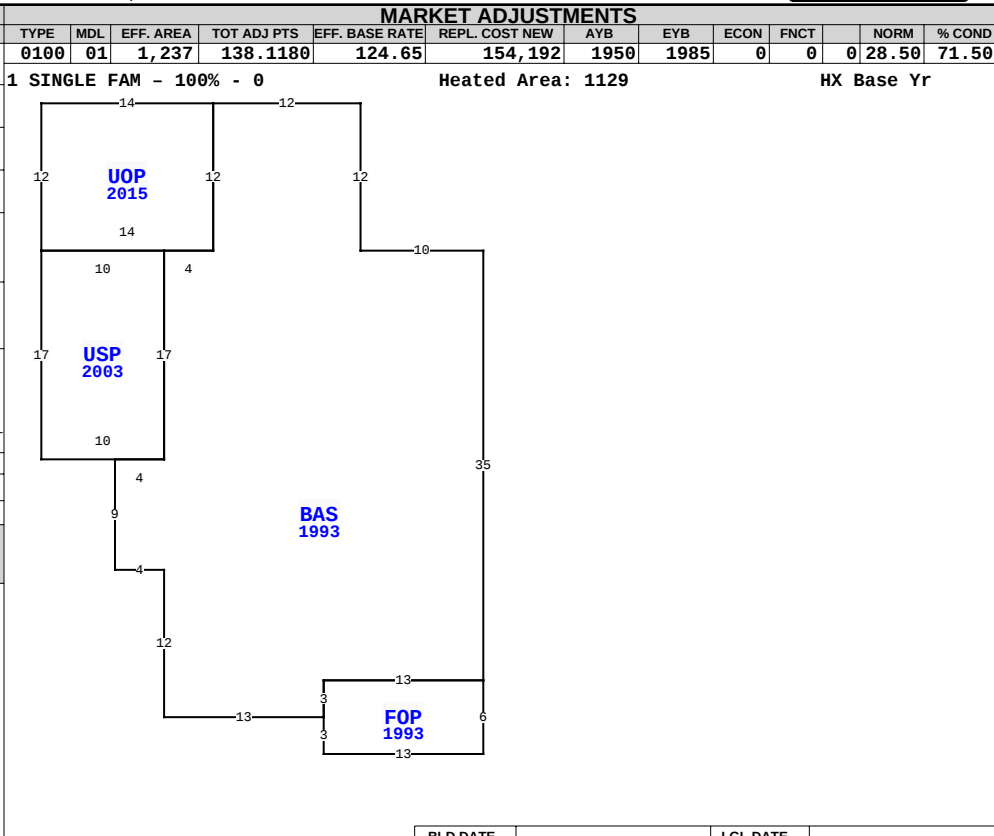
NEIGHBORHOOD/LOC	7001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,129	100	1,129	100,622
FOP	78	30	23	2,050
UOP	168	20	34	3,030
USP	170	30	51	4,545
TOTALS	1,545		1,237	110,247

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0811	CONCRETE B	0 100	10	48	480.00	SF	5.20	5.20	100	1980	1980	3	35	874	
2	0811	CONCRETE B	0 100	12	24	288.00	SF	5.20	5.20	100	1980	1980	3	35	524	
3	0940	SHEDS/PORT	0 100	10	12	120.00	SF	13.20	13.20	100	1970	1970	3	20	317	
4	0351	CARPORT MT	0 100	20	20	400.00	SF	10.00	10.00	100	2004	2004	3	24	960	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



45237 THIRD AVE, CALLAHAN	BLD DATE	LGL DATE	06/02/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																2,675
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100			90.00	98.00	90.00	FF		1.00	1.00	1.00	500.00	500.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE					110,247
TOTAL MARKET OB/XF VALUE					2,675
TOTAL LAND VALUE - MARKET					45,000
TOTAL MARKET VALUE					157,922
SOH/AGL Deduction					91,449
ASSESSED VALUE					66,473
TOTAL EXEMPTION VALUE		HX HB			41,473
BASE TAXABLE VALUE					25,000
TOTAL JUST VALUE					157,922
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					110,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B01-4	ADDITION	2,450	06/01/2001
2361	ADDITION	1,200	04/30/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0284/0648	2/01/1979	WD	Q	I		21,000	
GRANTOR:							
GRANTEE:							
0179/0699	1/01/1974	WD	Q	V		3,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=1993] W10 N12 W12 UOP=[YR=2015] W14 S12															
USP=[YR=2003] S17 E10 N17 W10\$ E14 N12\$ S12 W4 S17 W4 S9 E4															
S12 E13 FOP=[YR=1993] S3 E13 N6 W13 S3\$ N3 E13 N35\$.															