BLOCK 2 PT OF LOT 6
IN OR 2089/1297
E H BRADDOCKS ADDITION

COLE KENNETH DOYLE
45112 SECOND AVE
CALLAHAN, FL 32011

2023

29-2N-25-3160-0002-0066

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 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		2 100
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	02	Quality Level 02

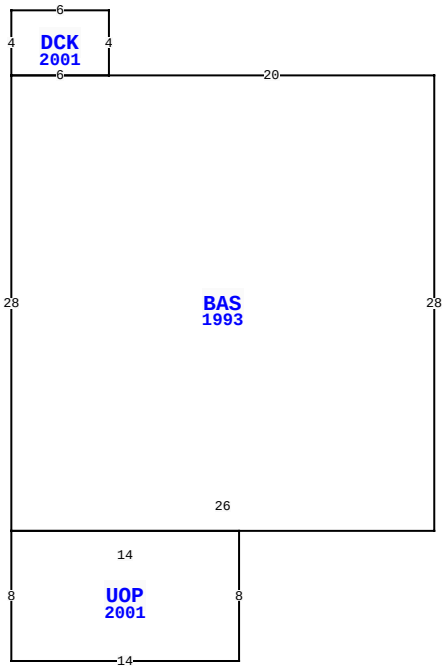
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	728	38,485
DCK	24	10	2	106
UOP	112	20	22	1,163
TOTALS	864		752	39,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	752	99.2750	89.60	67,379	1955	1955	0	0	0	41.00	59.00

1 SINGLE FAM – 100% - 2017 Heated Area: 728 HX Base Yr 2017



45112 SECOND AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		39,754
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		89,754
SOH/AGL Deduction		41,895
ASSESSED VALUE		47,859
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		22,859
TOTAL JUST VALUE		89,754
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		73,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2273	REMODEL	1,000	06/20/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2089/1297	12/15/2016	WD	Q	I	01	48,000
GRANTOR: HICKOX DONALD W & PAT						
GRANTEE: COLE KENNETH DOYLE						
1006/1812	9/07/2001	WD	Q	I		52,000
GRANTOR: BOUCHARD LILLIAN & NA						
GRANTEE: HICKOX DONALD W & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 DCK=[YR=2001] N4 W6 S4 E6$ W6 S28
UOP=[YR=2001] S8 E14 N8 W14$ E26 N28$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	SFR	100	0006		100.00	98.00	100.00	FF		1.00	1.00	1.00	500.00	500.00	50,000							

REVIEW DATE 05/15/2017 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS