BLOCK 1 N63.5 FT OF LOTS 3 & 4
PT OR 1758/394
LAKESIDE PARK SUB PB 0/36

BEZODA LLC
541300 US HWY 1
CALLAHAN, FL 32011

2023

29-2N-25-3200-0001-0031

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

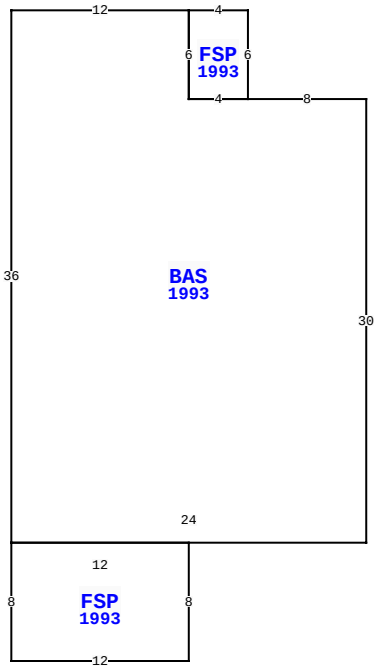
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	792	100	792	67,193
FSP	24	40	10	848
FSP	96	40	38	3,224
TOTALS	912		840	71,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	840	116.0500	104.74	87,982	1947	1975	0	0	0	19.00	81.00

1 SINGLE FAM – 0% - 0 Heated Area: 792 HX Base Yr



45027 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	71,265
TOTAL MARKET OB/XF VALUE	1,186
TOTAL LAND VALUE - MARKET	31,750
TOTAL MARKET VALUE	104,201
SOH/AGL Deduction	18,924
ASSESSED VALUE	85,277
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,277
TOTAL JUST VALUE	104,201
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1758/0394	9/30/2011	QC	U	I	11	100

GRANTOR: BEZODA LLC
GRANTEE: BEZODA LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 FSP=[YR=1993] N6 W4 S6 E4 $ W4 N6 W12 S36
FSP=[YR=1993] S8 E12 N8 W12$ E24 N30$.

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	0810	CONCRETE A	0	0	16	20	320.00	SF	6.50	6.50	100	1988	1988	3	57	1,186	

LAND DESCRIPTION

TOTAL OB/XF 1,186

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	0	0006		64.00	180.00	63.50	FF		1.00	1.00	1.00	500.00	500.00	31,750							

REVIEW DATE 05/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 31,750 Market: 0 Agricultural: 0 Common: 31,750 PRINTED 08/02/2023 BY SYS