BLOCK 1 LOT 4 (EX N 63.5 FT)
PT OR 1758/394
LAKESIDE PARK SUB PB 0/36

BEZODA LLC
541300 US HWY 1
CALLAHAN, FL 32011

2023

29-2N-25-3200-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

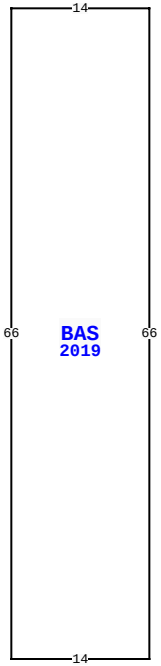
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	18,234
TOTALS	924		924	18,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0830	02	924	101.2000	65.78	60,781	1989	1989	0	0	0	70.00	30.00

1 MH 93NO RP – 0% - 0 Heated Area: 924 HX Base Yr



45240 WARRIOR DR, 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	18,234
TOTAL MARKET OB/XF VALUE	3,690
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	66,924
SOH/AGL Deduction	19,599
ASSESSED VALUE	47,325
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,325
TOTAL JUST VALUE	66,924
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,906

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=2019] W14 S66 E14 N66$.

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
3	2810	MH SPACE	0	0	0	0	1.00	SF	2,400.00	2,400.00	100	2012	2012	3	100	2,400	
4	0810	CONCRETE A	0	0	16	20	320.00	SF	6.50	6.50	100	1990	1990	3	62	1,290	

LAND DESCRIPTION

TOTAL OB/XF 3,690

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	000001	C	V RS W/XFOB	0	0006		90.00	105.00	90.00	FF		1.00	1.00	1.00	500.00	500.00	45,000							

REVIEW DATE 07/09/2020 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS