BLOCK 4 S79.38' OF LOT 1
IN OR 1598/941
LAKESIDE PARK SUB PB O/36

SHAW ZACHARY L
45056 FOURTH AVE
CALLAHAN, FL 32011

2023

29-2N-25-3200-0004-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

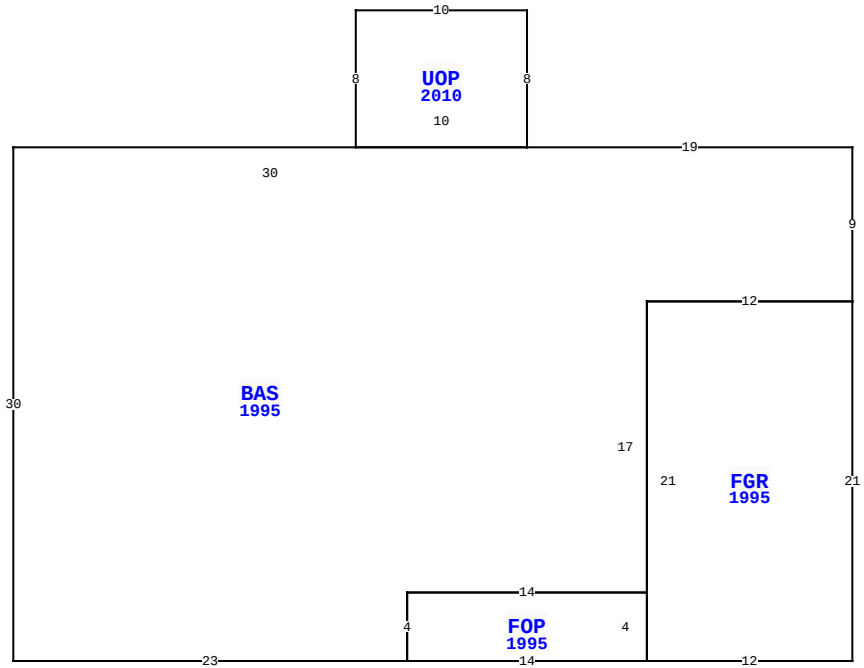
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	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	1,162	100	1,162	104,080
FGR	252	55	139	12,450
FOP	56	30	17	1,522
UOP	80	20	16	1,433
TOTALS	1,550		1,334	119,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,334	114.4000	103.25	137,736	1995	1995	0	0	0	13.25	86.75

1 SINGLE FAM – 0% - 0 Heated Area: 1162 HX Base Yr



45056 FOURTH 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	119,486
TOTAL MARKET OB/XF VALUE	3,335
TOTAL LAND VALUE - MARKET	39,690
TOTAL MARKET VALUE	162,511
SOH/AGL Deduction	34,677
ASSESSED VALUE	127,834
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	127,834
TOTAL JUST VALUE	162,511
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1598/0941	12/29/2008	WD	U	I	06	100
GRANTOR: MCCORMICK DARRELL L						
GRANTEE: SHAW ZACHARY L						
1598/0939	12/29/2008	QC	U	I	06	100
GRANTOR: SHAW A LEWIS						
GRANTEE: MCCORMICK DARRELL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W19 UOP=[YR=2010] N8W10S8 E10$W30 S30E23FOP=[YR=1995] E14 FGR=[YR=1995] E12N21W12S21$N4W14S4$ N4E14N17E12N9$.

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	0	0	577.00	SF	6.50	6.50	100	2003	2003	3	84	3,150	
2	1242	WD DECK A	0	0	7	12	84.00	SF	10.00	10.00	100	2003	2003	3	22	185	

LAND DESCRIPTION

TOTAL OB/XF 3,335

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			79.00	98.00	79.38	FF		1.00	1.00	1.00	500.00	500.00	39,690							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 39,690 Market: 0 Agricultural: 0 Common: 39,690 PRINTED 08/02/2023 BY SYS