BLOCK 3 LOT N60 FT OF 3
(EX SLY 3 FT)
IN OR 1278/1174 CASE 08-DR-47

KIRKWOOD DAVID
45159 4TH AVE
CALLAHAN, FL 32011

2023

29-2N-25-3220-0003-0034

BUILDING CHARACTERISTICS

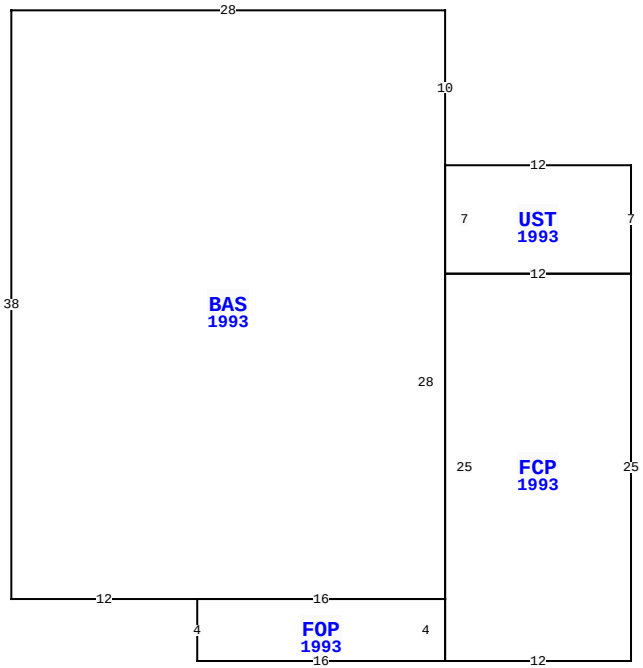
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	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
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	90,918
FCP	300	25	75	6,409
FOP	64	30	19	1,624
UST	84	45	38	3,247
TOTALS	1,512		1,196	102,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,196	115.1160	103.89	124,252	1958	1980	0	0	0	17.75	82.25

1 SINGLE FAM – 100% - 2005 Heated Area: 1064 HX Base Yr 2005



45159 FOURTH AVE, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		102,197
TOTAL MARKET OB/XF VALUE		865
TOTAL LAND VALUE - MARKET		28,500
TOTAL MARKET VALUE		131,562
SOH/AGL Deduction		61,995
ASSESSED VALUE		69,567
TOTAL EXEMPTION VALUE	HX HB	44,567
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		131,562
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1278/1174	12/06/2004	WD	Q	I		85,000
GRANTOR: TANNER MARSHALL A & B						
GRANTEE: KIRKWOOD DAVID & JE						
1167/0477	9/02/2003	QC	U	I	01	100
GRANTOR: TANNER MARSHALL A						
GRANTEE: TANNER MARSHALL & B						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W12 BAS=[YR=1993] N10 W28 S38 E12 FOP=[YR=1993] S4 E16 FCP=[YR=1993] E12 N25 W12 S25$ N4 W16$ E16 N28$ S7 E12 N7$.

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	100	10	38	380.00	SF	6.50	6.50	100	1980	1980	3	35	865	

LAND DESCRIPTION

TOTAL OB/XF 865

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		57.00	210.00	57.00	FF		1.00	1.00	1.00	500.00	500.00	28,500							

REVIEW DATE 02/07/2017 BY KBX Total Acres: 0.00 Total Land Value: 28,500 Market: 0 Agricultural: 0 Common: 28,500 PRINTED 08/02/2023 BY SYS