

BLOCK 3 PT OF LOTS 4 & 5
IN OR 2103/1996
WILSON & OGILVIE SUB DB B9/500

BUILDING BLOCKS ACADEMY LLC
PO BOX 2221
CALLAHAN, FL 32011

2023

29-2N-25-3220-0003-0046



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	01	TYP WD 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	7200	PRIVATE SCHOOLS
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,700	100	1,700	188,808
FOP	32	30	10	1,110
TOTALS	1,732		1,710	189,918

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0443	STK FNC 6'	0	0	0	0		448.00	LF 10.00	100	1993	1993	3	20
2	0351	CARPORT MT	0	0	17	29		493.00	SF 6.30	100	1996	1996	3	20
3	0810	CONCRETE A	0	0	0	0		240.00	SF 6.50	100	1996	1996	3	73
4	0463	FENCE GATE	0	0	0	0		1.00	UT 300.00	100	1993	1993	3	32

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	007200	C	SCHOOL PRI	0	0003		90.00	209.00	90.00	FF		1.00	1.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0603	04	1,710	89.0190	129.52	221,479	1993	1993	0	0	0	14.25	85.75
1 DAYCARE CR - 0% - 0 Heated Area: 1700 HX Base Yr												
45110 THIRD AVE, CALLAHAN												
BLD DATE 12/14/2017 KK LGL DATE XF DATE LAND DATE INC DATE AG DATE												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE			189,918
TOTAL MARKET OB/XF VALUE			2,752
TOTAL LAND VALUE - MARKET			56,250
TOTAL MARKET VALUE			248,920
SOH/AGL Deduction			41,426
ASSESSED VALUE			207,494
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			207,494
TOTAL JUST VALUE			248,920
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			191,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
141	NEW CONSTR	424,400	03/20/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2103/1996	2/16/2017	WD	Q	I	01	215,000
GRANTOR: SAULS CHLOE JEAN &						
GRANTEE: BUILDING BLOCKS ACA						
0785/1886	2/28/1997	WD	U	I	06	100
GRANTOR: REAVES JOHN J JR						
GRANTEE: SAULS CHLOE J & WIN						

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS=[YR=1993] W34 S50 E13 FOP=[YR=1993] S4 E8 N4 W8\$ E21 N50\$.														