BLOCK 3 PT OF LOT 3 &
N15 FT OF LOT 6
IN OR 2598/611

GORDON RATHEL & AMY DANIELLE
45129 FOURTH AVE
CALLAHAN, FL 32011

2023

29-2N-25-3220-0003-0067

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

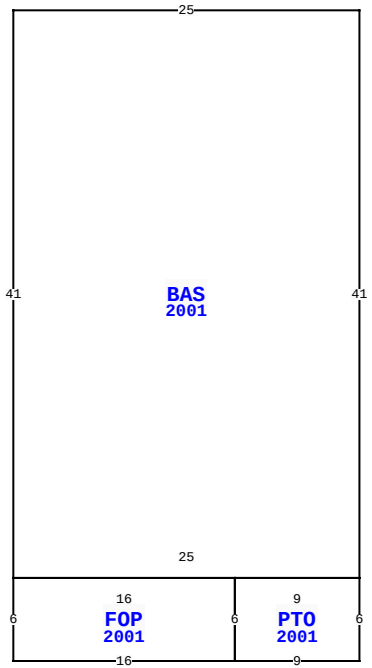
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100	1,025	100,411
FOP	96	30	29	2,841
PTO	54	5	3	293
TOTALS	1,175		1,057	103,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,057	117.9780	106.48	112,549	2001	2005	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1025 HX Base Yr



45129 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	103,545
TOTAL MARKET OB/XF VALUE	5,438
TOTAL LAND VALUE - MARKET	53,500
TOTAL MARKET VALUE	162,483
SOH/AGL Deduction	0
ASSESSED VALUE	162,483
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	162,483
TOTAL JUST VALUE	162,483
NCON VALUE	3,600
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4615B	CARPORT	0	10/27/2022
2352	NEW CONSTR	0	03/01/2001
2425	REPAIR/RRF	2,400	03/13/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2598/0611	10/21/2022	WD	Q	I	01	190,000
GRANTOR: ROZIER ROBERT R						
GRANTEE: GORDON RATHEL & AMY						
2260/1623	3/11/2019	QC	U	I	11	100
GRANTOR: MURRAY MARGARET M						
GRANTEE: ROZIER ROBERT R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W25 S41 FOP=[YR=2001] S6 E16 PTO=[YR=2001] E9 N6 W9 S6$ N6 W16$ E25 N41$.

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
2	0812	CONCRETE C	0	0	0	0	1,750.00	SF	3.00	3.00	100	1980	1980	3	35	1,838	
6	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2022	2022	3	100	3,600	

LAND DESCRIPTION

TOTAL OB/XF 5,438

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		107.00	210.00	107.00	FF		1.00	1.00	1.00	500.00	500.00	53,500							

REVIEW DATE 11/28/2022 BY KW Total Acres: 0.00 Total Land Value: 53,500 Market: 0 Agricultural: 0 Common: 53,500 PRINTED 08/02/2023 BY SYS