

BLOCK 4 PT OF LOT 2 (S-3)
SUBLOT E
IN OR 1844/843

TRAWICK CLARICE A REV TRUST/TRAWICK CLARICE A TRUS
45431 FIFTH AV
CALLAHAN, FL 32011

2023

29-2N-25-3220-0004-0023



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 80
Exterior Wall	20 FACE BRICK 20
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMNT 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	01 Quality Level 01
DOR CODE	0100 SINGLE FAMILY

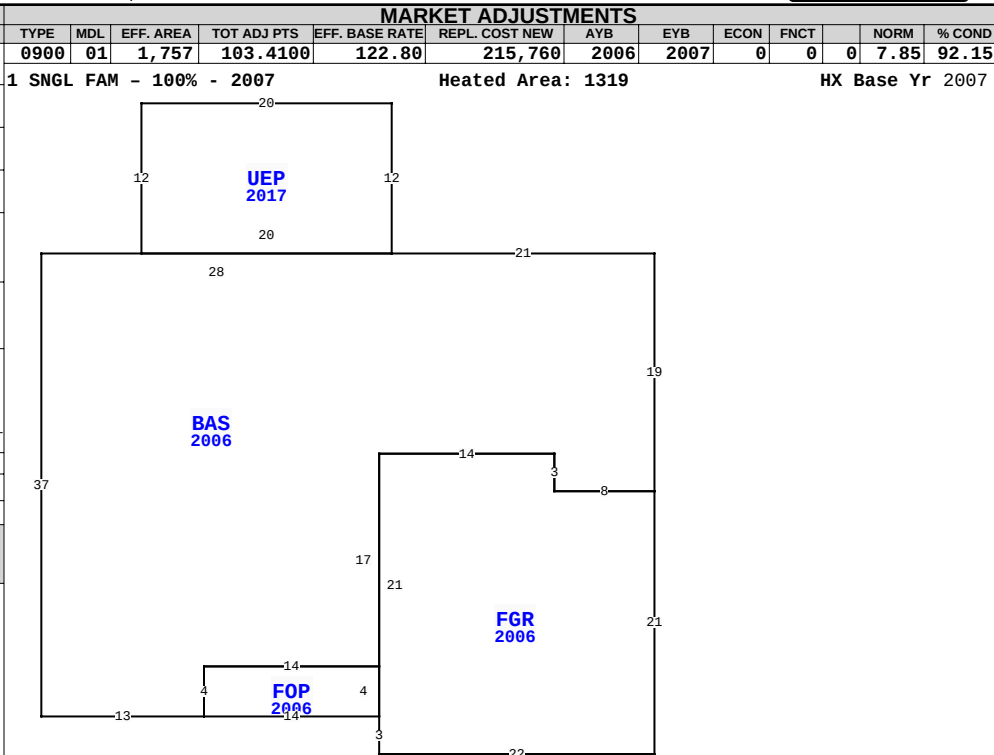
MAP NUM	MKT AREA	07
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NEIGHBORHOOD/LOC	7001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,319	100	1,319	149,258
FGR	504	55	277	31,346
FOP	56	30	17	1,924
UEP	240	60	144	16,295

TOTALS	2,119	1,757	198,823
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EXTRA FEATURES	
L N	OB/XF CODE
1	0811 CONCRETE B
2	0940 SHEDS/PORT



45431 FIFTH AVE, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/02/2023	MLU
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TOTAL OB/XF	3,759
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	100	0006		110.00	96.00	110.00	FF		1.00	1.00	1.00	500.00	500.00	55,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE			198,823
TOTAL MARKET OB/XF VALUE			3,759
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			257,582
SOH/AGL Deduction			120,005
ASSESSED VALUE			137,577
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			87,577
TOTAL JUST VALUE			257,582
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			197,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4664-M	MECHANICAL		05/24/2023
B2831	NEW CONSTR	0	08/29/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1844/0843	2/19/2013	WD	U	I	30	100
GRANTOR: TRAWICK CLARICE J						
GRANTEE: TRAWICK CLARICE A T						
1419/0468	6/09/2006	WD	Q	I		155,000
GRANTOR: WEST LAWRENCE W JR &						
GRANTEE: TRAWICK RUSSELL A &						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2006] W21 UEP=[YR=2017] N12 W20 S12 E20 \$ W28 S37 E13 FOP=[YR=2006] E14 FGR=[YR=2006] S3 E22 N21 W8 N3 W14 S21 \$ N4 W14 S4 \$ N4 E14 N17 E14 S3 E8 N19 \$.	