

BLOCK 4 N132 FT OF LOT 4
IN OR 1428/277
WILSON & OGILVIE SUB DB B9/500

MITCHELL CHARLES III & CYNTHIA J
45158 FOURTH AVENUE
CALLAHAN, FL 32011

2023

29-2N-25-3220-0004-0041



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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 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	1,040	100	1,040	94,513
FOP	48	30	14	1,272
FOP	216	30	65	5,907
FST	96	55	53	4,817

TOTALS 1,400 1,172 106,509

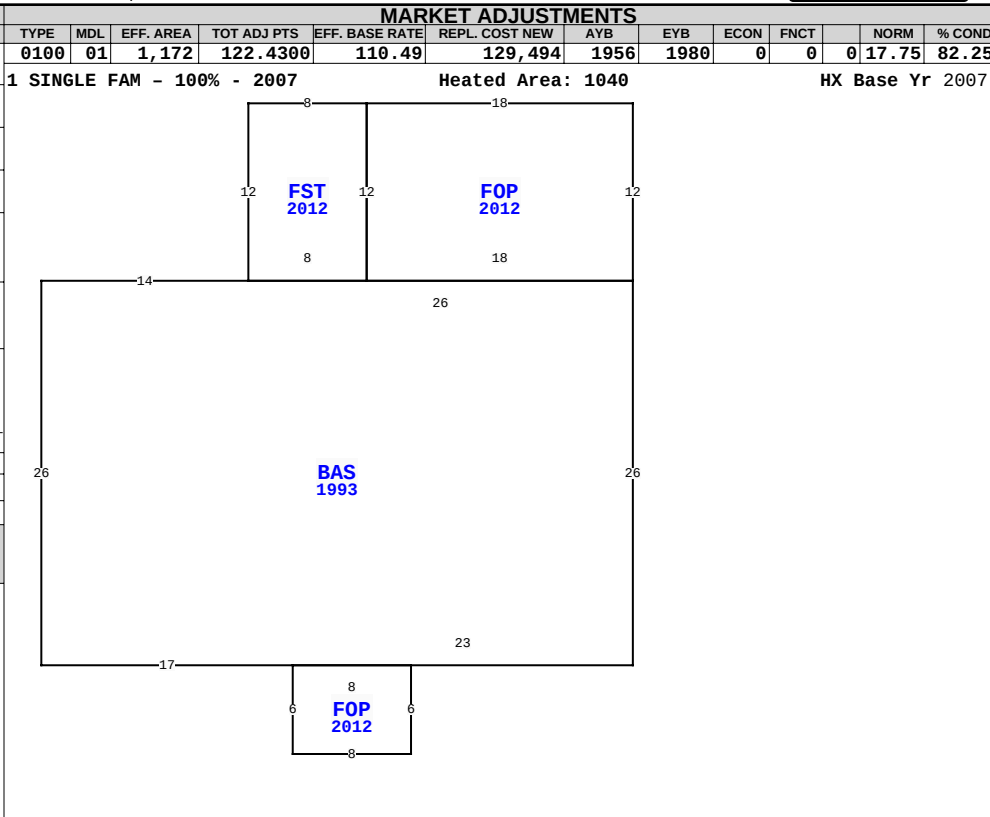
EXTRA FEATURES

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	OB/XF MKT VALUE	NOTES
1	0861	POOL GUNIT	0	100	0	0	492.00	SF	85.00	85.00	100	2016	2016	3	84	35,129	
2	0855	CONC PAVER	0	100	0	0	489.00	SF	10.00	10.00	100	2016	2016	3	97	4,743	
3	0476	VF 6 SBPL	0	100	0	0	72.00	LF	32.00	32.00	100	2016	2016	3	92	2,120	
4	0477	VF 4 SLAT	0	100	0	0	12.00	LF	14.00	14.00	100	2016	2016	3	92	155	
5	0479	VF PICKET	0	100	0	0	96.00	LF	10.00	10.00	100	2016	2016	3	92	883	
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	92	552	
7	0855	CONC PAVER	0	100	0	0	750.00	SF	10.00	10.00	100	2018	2018	3	98	7,350	
8	0855	CONC PAVER	0	100	0	0	1,400.00	SF	10.00	10.00	100	2020	2020	3	99	13,860	

LAND DESCRIPTION

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0006		132.00	210.00	132.00	FF		1.00	1.00	1.00	500.00	500.00	66,000							

REVIEW DATE 01/06/2023 BY KWA



45158 FOURTH 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 64,792

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Total Acres: 0.00 Total Land Value: 66,000 Market: 0 Agricultural: 0 Common: 66,000

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		106,509
TOTAL MARKET OB/XF VALUE		64,792
TOTAL LAND VALUE - MARKET		66,000
TOTAL MARKET VALUE		237,301
SOH/AGL Deduction		111,882
ASSESSED VALUE		125,419
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		75,419
TOTAL JUST VALUE		237,301
NCON VALUE		21,210
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4051	SWIM POOL	0	05/27/2016
B2502	REMODEL	500	05/01/2002
2055	REMODEL	3,570	05/07/1997

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1428/0277	7/14/2006	QC	U	I	06	100

SALES DATA

GRANTOR: JOHNSON DAVID ROBERT	
GRANTEE: MITCHELL CHARLES A	
0634/0011	8/19/1991 WD U I 18 100
GRANTOR: JOHNSON THELMA S	
GRANTEE: JOHNSON THELMA & D	

BUILDING NOTES	

BUILDING DIMENSIONS

FOP=[YR=2012] W18 FST=[YR=2012] W8 S12 BAS=[YR=1993] W14 S26 E17 FOP=[YR=2012] S6 E8 N6 W8\$ E23 N26 W26\$ E8 N12\$ S12 E18 N12\$.

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