PT OF LOT 3
IN OR 882/862
SUB SEC 49 PB 2/15

LIVINGSTON BONNIE SUE
45404 FIFTH AVE
CALLAHAN, FL 32011

2023

49-2N-25-4100-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

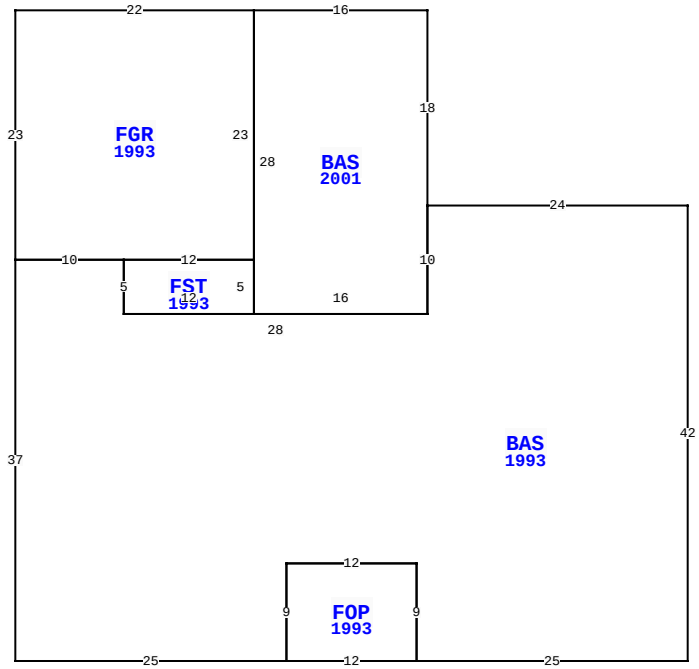
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,166	100	2,166	197,652
BAS	448	100	448	40,881
FGR	506	55	278	25,368
FOP	108	30	32	2,920
FST	60	55	33	3,012
TOTALS	3,288		2,957	269,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,957	100.5800	119.44	353,184	1985	1990	0	0	0	23.60	76.40

1 SNGL FAM – 100% - 2000 Heated Area: 2614 HX Base Yr 2000



45404 FIFTH 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		269,833
TOTAL MARKET OB/XF VALUE		8,343
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		328,176
SOH/AGL Deduction		181,335
ASSESSED VALUE		146,841
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		91,841
TOTAL JUST VALUE		328,176
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2402	CHNGE SRVC	400	10/28/2001
B01-5	REMODEL	5,850	06/01/2001
2302	MH MOVE-ON	2,400	09/29/2000
1109	NEW CONSTR	50,000	01/01/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0882/0862	5/11/1999	WD	U	I	01	100
GRANTOR: LIVINGSTON CARL L						
GRANTEE: LIVINGSTON CARL L &						
0850/0639	9/28/1998	QC	U	I	01	100
GRANTOR: CLARK MICHAEL L						
GRANTEE: LIVINGSTON CARL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 BAS=[YR=2001] N18 W16 FGR=[YR=1993]W22 S23 E10 FST=[YR=1993] S5E12 N5 W12 $ E12 N23 $ S28 E16N10 $ S10 W28 N5 W10 S37 E25 FOP=[YR=1993]E12 N9 W12 S9 $ N9 E12S9 E25 N42 $.

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	0812	CONCRETE C	0	100	0	0	2,765.00	SF	4.00	4.00	100	1985	1985	3	49.5	5,475	
2	0940	SHEDS/PORT	0	100	15	13	195.00	SF	30.00	30.00	100	2001	2001	3	20	1,170	
3	1127	BRICK 8"	0	100	30	4	120.00	SF	11.00	11.00	100	1985	1985	3	82	1,082	
4	0462	ST/AL FNC	0	100	0	0	36.00	SF	10.00	10.00	100	2015	2015	3	81	292	
5	0462	ST/AL FNC	0	100	0	0	40.00	SF	10.00	10.00	100	2015	2015	3	81	324	

LAND DESCRIPTION

TOTAL OB/XF 8,343

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			100.00	132.00	100.00	FF		1.00	1.00	1.00	500.00	500.00	50,000							

REVIEW DATE 11/21/2022 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS