

KIRK DAVID J & DONNA D
45344 5TH AVE
CALLAHAN, FL 32011

49-2N-25-4120-0001-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall20FACE BRICK 60

Exterior Wall05AVERAGE 40

Roof Structure03GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 100

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

BUD8 Adjustme01DIST CA 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA07

NEIGHBORHOOD/LOC7001.00

TOTALS1,8721,717139,635

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYB

0100011,717111.8000100.90173,2451983

SINGLE FAM - 100% - 2011Heated Area: 1361HX Base Yr 2011

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 1Tax Dist:

BUILDING MARKET VALUE139,635

TOTAL MARKET OB/XF VALUE1,498

TOTAL LAND VALUE - MARKET71,500

TOTAL MARKET VALUE212,633

SOH/AGL Deduction66,033

ASSESSED VALUE146,600

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE96,600

TOTAL JUST VALUE212,633

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE175,071

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CD SALE PRICE

2440/02062/01/2021QC U I 11100

GRANTOR: HARDMAN WANDA E & DAV

GRANTEE: KIRK DAVID J & DONN

1714/12452/10/2007QC U I 1185,400

GRANTOR: HARDMAN WANDA E

GRANTEE: HARDMAN WANDA E ETA

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W12 FEP=[YR=2010] N12 W30 S12 BAS=[YR=1993] W8 S28 E22 FOP=[YR=1993] S4 E15 BAS=[YR=1993] E13N25 W13 S25 \$ N4 W15 \$ E15 N28 W29 \$ E30\$W1S7 E13 N7 \$.

EXTRA FEATURES

LNOBJ/XFCODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10810CONCRETE A0100488384.00SF6.506.50100198319833441,098

31242WD DECK A010000200.00SF10.0010.0010020002000320400

TOTAL OB/XF1,498

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100143.00135.00143.00FF1.001.001.00500.00500.0071,500

REVIEW DATE07/24/2018BYKBTotal Acres: 0.00Total Land Value: 71,500Market: 0Agricultural: 0Common: 71,500PRINTED 08/02/2023 BY SYS