LOTS 8 & 9
PINEY POINT SUB PB 3/62

RHYMES CLEON C & VICTORIA
45045 AIRSTREAM AVE
CALLAHAN, FL 32011

2023

49-2N-25-4120-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

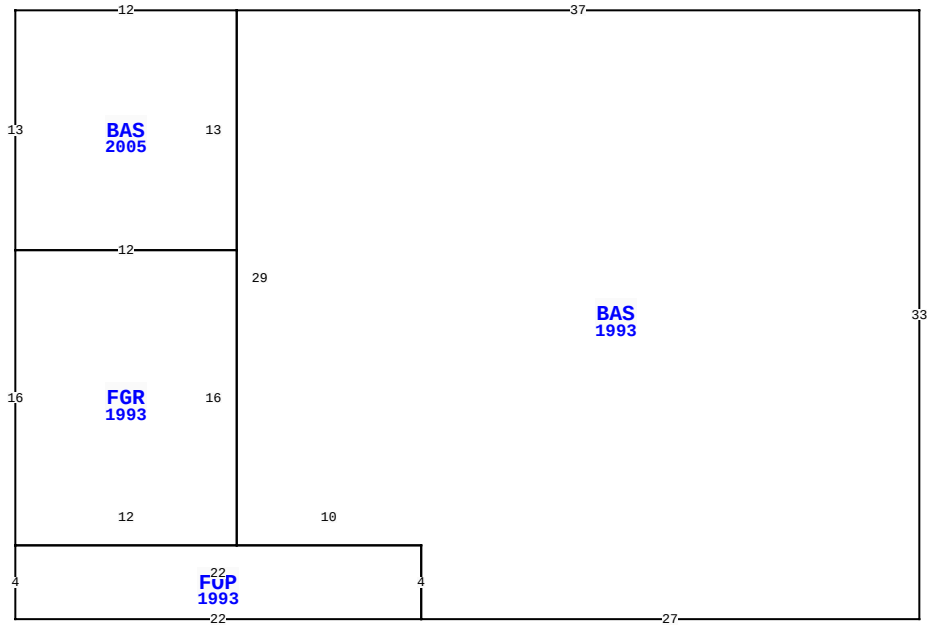
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,181	100	1,181	133,499
BAS	156	100	156	17,634
FGR	192	55	106	11,982
FOP	88	30	26	2,939
TOTALS	1,617		1,469	166,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,469	113.3220	134.57	197,683	1973	1990	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 2021 Heated Area: 1337 HX Base Yr 2021



45045 AIRSTREAM 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		166,054
TOTAL MARKET OB/XF VALUE		1,879
TOTAL LAND VALUE - MARKET		96,500
TOTAL MARKET VALUE		264,433
SOH/AGL Deduction		111,416
ASSESSED VALUE		153,017
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		103,017
TOTAL JUST VALUE		264,433
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B4033	XFOB	0	03/07/2016
B2806	REPAIR/RRF	3,200	06/21/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2380/1009	7/30/2020	WD	Q	I	01	177,000
GRANTOR: HARRISON ROBERT T & A						
GRANTEE: RHYMES CLEON C & VI						
1989/1724	6/30/2015	WD	Q	I	01	110,000
GRANTOR: CASSATA JAMES P & NAO						
GRANTEE: HARRISON ROBERT T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W37 BAS=[YR=2005] W12 S13 FGR=[YR=1993] S16 FOP=[YR=1993] S4 E22 N4 W22$ E12 N16 W12$ E12 N13$ S29 E10 S4 E27 N33$.

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	0811	CONCRETE B	0	100	0	0	730.00	SF	5.20	5.20	100	1985	1985	3	49.5	1,879	

LAND DESCRIPTION

TOTAL OB/XF 1,879

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	0006		118.00	110.00	118.00	FF		1.00	1.00	1.00	500.00	500.00	59,000							
2	000100	C	SFR	100	0006		75.00	110.00	75.00	FF		1.00	1.00	1.00	500.00	500.00	37,500							

REVIEW DATE 01/30/2022 BY KBA Total Acres: 0.00 Total Land Value: 96,500 Market: 0 Agricultural: 0 Common: 96,500 PRINTED 08/02/2023 BY SYS