LOT 13
ESMT PT OR 489/580 & 581
PINEY POINT SUB PB 3/62

THOMAS JOHN DANIEL
45090 AIRSTREAM AVE
CALLAHAN, FL 32011

2023

49-2N-25-4120-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		3 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

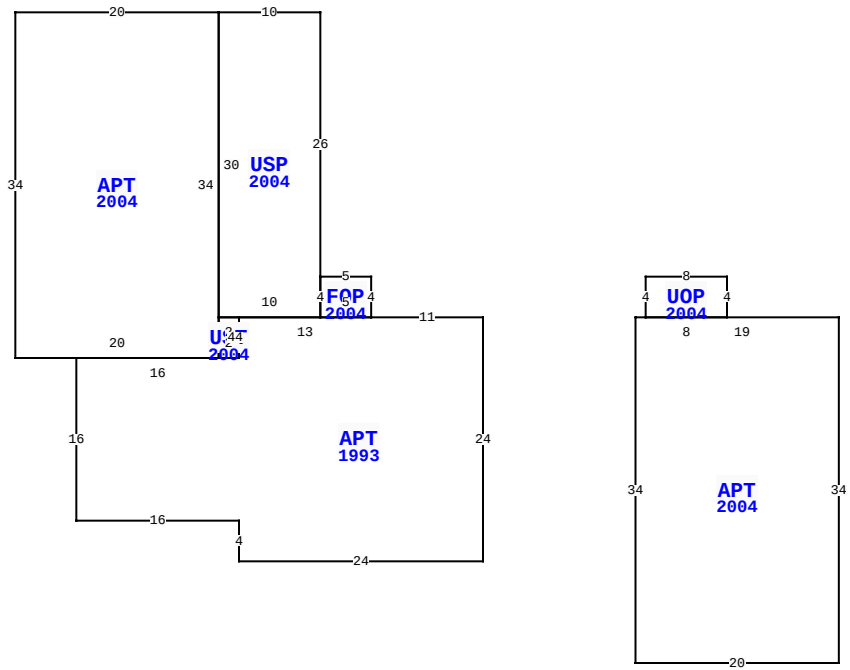
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	832	100	832	88,911
APT	680	100	680	72,667
APT	680	100	680	72,667
FOP	20	30	6	641
UOP	32	20	6	641
USP	300	30	90	9,618
UST	8	45	4	428
TOTALS	2,552		2,298	245,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	01	2,298	104.9580	121.23	278,587	1971	1998	0	0	0	11.85	88.15

1 TRI PLEX – 0% - 2023 Heated Area: 2192 HX Base Yr



45090 AIRSTREAM AV, 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	245,574
TOTAL MARKET OB/XF VALUE	1,786
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	307,360
SOH/AGL Deduction	0
ASSESSED VALUE	307,360
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	307,360
TOTAL JUST VALUE	307,360
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2613	NEW CONSTR	5,000	04/12/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2528/0421	1/11/2022	QC	U	I	11	100
GRANTOR: BRAY VALERIE T						
GRANTEE: THOMAS JOHN DANIEL						
2445/1774	3/24/2021	QC	U	I	11	100
GRANTOR: THOMAS JOHN DANIEL						
GRANTEE: BRAY VALERIE T						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W11 FOP=[YR=2004] N4 W5 USP=[YR=2004] N26 W10 APT=[YR=2004] W20 S34 E20 UST=[YR=2004] E2 N4 W2 S4 $ N34 $ S30 E10 N4 $ S4 E5 $ W13 S4 W16 S16 E16 S4 E24 N24 $ PTR=E15 APT=[YR=2004] E1 UOP=[YR=2004] N4 E8 S4 W8 $ E19 S34 W20 N34 $ W15 $.

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	0940	SHEDS/PORT	0	0	12	16	192.00	SF	30.00	30.00	100	2006	2006	3	31	1,786	

LAND DESCRIPTION

TOTAL OB/XF 1,786

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	000800	C	MULTI-FAM	0	0006	RS-1	60.00	125.00	60.00	FF		1.00	1.00	1.00	500.00	500.00	30,000							
2	000800	C	MULTI-FAM	0	0006		60.00	80.00	60.00	FF		1.00	1.00	1.00	500.00	500.00	30,000							

REVIEW DATE 05/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS