W1/2 OF LOT 1
IN OR 1751/456
ANTHONY BRYANT LAND SUB

SCOTT HOWARD JASPER
2502 MCMILLIAN STREET
JACKSONVILLE, FL 32209

2023

49-2N-25-4160-0001-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		0 100
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	01	Quality Level 01

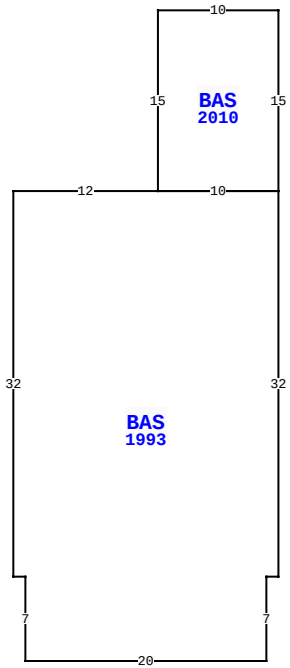
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	844	100	844	24,063
BAS	150	100	150	4,277
TOTALS	994		994	28,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	994	63.1800	57.02	56,678	1930	1930	0	0	0	50.00	50.00

1 SINGLE FAM – 0% - 0 Heated Area: 994 HX Base Yr



45058 FIFTH AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	28,339
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	63,000
TOTAL MARKET VALUE	91,339
SOH/AGL Deduction	33,635
ASSESSED VALUE	57,704
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,704
TOTAL JUST VALUE	91,339
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1751/0456	8/10/2011	QC	U	I	11	100

GRANTOR: BADY NANCY ETAL
GRANTEE: SCOTT HOWARD JASPER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W10 S15 BAS=[YR=1993] W12 S32 E1 S7 E20 N7 E1 N32 W10$ E10 N15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	0			0.00	0.00	2.00	AC		1.00	1.00	0.90	35,000.00	31,500.00	63,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.00 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 08/02/2023 BY SYS