LOT 40
J P PAGE SUB PB 3/20

GALL MARK THOMAS
45025 JAMES ST
CALLAHAN, FL 32011

2023

51-2N-25-4170-0040-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 70
Exterior Wall	05	AVERAGE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

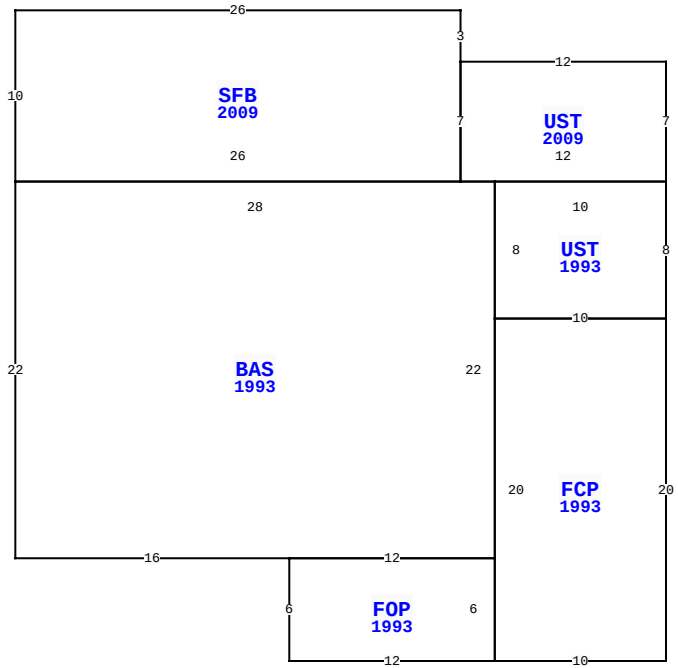
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	616	100	616	14,512
FCP	200	25	50	1,178
FOP	72	30	22	518
SFB	260	80	208	4,900
UST	80	45	36	848
UST	84	45	38	895
TOTALS	1,312		970	22,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	970	91.9080	82.95	80,462	1961	1961	0	0	25	46.60	28.40

1 SINGLE FAM – 0% - 0 Heated Area: 824 HX Base Yr



45025 JAMES ST, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	22,851
TOTAL MARKET OB/XF VALUE	450
TOTAL LAND VALUE - MARKET	10,000
TOTAL MARKET VALUE	33,301
SOH/AGL Deduction	6,648
ASSESSED VALUE	26,653
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,653
TOTAL JUST VALUE	33,301
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	24,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2301170	REMODEL	2,000	01/26/2023
21003464	REPAIR/RRF	2,200	03/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2615/0470	1/17/2023	WD	Q	I	01	40,000
GRANTOR: LOPEZ OSVELI S						
GRANTEE: GALL MARK THOMAS						
2404/1533	10/23/2020	WD	U	I	37	7,500
GRANTOR: SAPP CASEY J						
GRANTEE: LOPEZ OSVELI S						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2009] W12 SFB=[YR=2009] N3 W26 S10 BAS=[YR=1993] S22 E16 FOP=[YR=1993] S6E12 FCP=[YR=1993] E10 N20 UST=[YR=1993] N8W10 S8E10$ W10S20$ N6W12$ E12 N22 W28$ E26 N7$ S7 E12 N7 $.

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	0680	POLE SHED	0	0	0	0	225.00	SF	10.00	10.00	100	1980	1980	3	20	450	

LAND DESCRIPTION

TOTAL OB/XF 450

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	0	0008	RM	0.00	0.00	1.00	UT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 01/04/2022 BY KB Total Acres: 0.00 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 08/02/2023 BY SYS