

LOTS 37 & 38 EX N40'  
EX W 30 FT & N 40 FT  
IN OR 329/543 & 353/194

GALLOWAY THERESA MCGINNIS  
45392 CIRCLE DRIVE  
CALLAHAN, FL 32011

2024

28-2N-25-3060-0037-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 08 | SHT VINYL 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 2.5 100        |
| 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 | 8026.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,478            | 100         | 2,478        | 161,497              |
| FOP       | 32               | 30          | 10           | 651                  |
| PTO       | 494              | 5           | 25           | 1,629                |
| SFB       | 720              | 80          | 576          | 37,539               |
| USP       | 110              | 30          | 33           | 2,151                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,834 |  | 3,122 | 203,468 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |   |   |          |    |          |                |           |         |
|----------------|------------|-------------|---------|---|---|----------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0500       | FP-PRE FAB  | 0 100   | 0 | 0 | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1980    |
| 2              | 0803       | ASPHALT C   | 0 100   | 0 | 0 | 4,500.00 | SF | 2.00     | 2.00           | 100       | 1980    |
| 3              | 0825       | BRICK       | 0 100   | 0 | 0 | 273.00   | SF | 12.50    | 12.50          | 100       | 1982    |
| 4              | 0810       | CONCRETE A  | 0 100   | 0 | 0 | 122.00   | SF | 6.50     | 6.50           | 100       | 1982    |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |      |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 000115   | C   | SFR ACRES            | 100 | 0005 | OR       | 0.00  | 0.00  | 9.50        | AC        | 1.00 |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 11/13/2019 | BY | KBA |
|-------------|------------|----|-----|

| MARKET ADJUSTMENTS               |     |           |             |                |                |      |      |      |      |       |        |
|----------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                             | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0100                             | 01  | 3,122     | 97.5200     | 92.64          | 289,222        | 1974 | 1980 | 0    | 0    | 29.65 | 70.35  |
| 1 SINGLE FAM - 100% - 1990       |     |           |             |                |                |      |      |      |      |       |        |
| Heated Area: 3054                |     |           |             |                |                |      |      |      |      |       |        |
| HX Base Yr 1990                  |     |           |             |                |                |      |      |      |      |       |        |
|                                  |     |           |             |                |                |      |      |      |      |       |        |
| 45392 CIRCLE DR, CALLAHAN        |     |           |             |                |                |      |      |      |      |       |        |
| BLD DATE<br>XF DATE<br>INC DATE  |     |           |             |                |                |      |      |      |      |       |        |
| LGL DATE<br>LAND DATE<br>AG DATE |     |           |             |                |                |      |      |      |      |       |        |
| 05/19/2023 MLU                   |     |           |             |                |                |      |      |      |      |       |        |

| 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 |
|-----|------------|-------------|---------|---|---|----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0500       | FP-PRE FAB  | 0 100   | 0 | 0 | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1980    | 1980        | 3 | 46.5   | 1,628           |       |
| 2   | 0803       | ASPHALT C   | 0 100   | 0 | 0 | 4,500.00 | SF | 2.00     | 2.00           | 100       | 1980    | 1980        | 3 | 50     | 4,500           |       |
| 3   | 0825       | BRICK       | 0 100   | 0 | 0 | 273.00   | SF | 12.50    | 12.50          | 100       | 1982    | 1982        | 3 | 77     | 2,628           |       |
| 4   | 0810       | CONCRETE A  | 0 100   | 0 | 0 | 122.00   | SF | 6.50     | 6.50           | 100       | 1982    | 1982        | 3 | 38     | 301             |       |

| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             |           |      |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|------|
| 9,057       |          |     |                      |     |      |          |       |       |             |           |      |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1           | 000115   | C   | SFR ACRES            | 100 | 0005 | OR       | 0.00  | 0.00  | 9.50        | AC        | 1.00 |

|         |   |
|---------|---|
| Market: | 0 |
|---------|---|

|               |   |
|---------------|---|
| Agricultural: | 0 |
|---------------|---|

|         |         |
|---------|---------|
| Common: | 152,000 |
|---------|---------|

| NASSAU COUNTY PROPERTY    |  |           |  |
|---------------------------|--|-----------|--|
| PAGE 1 of 4               |  |           |  |
| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 6              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 256,083   |  |
| TOTAL MARKET OB/XF VALUE  |  | 9,057     |  |
| TOTAL LAND VALUE - MARKET |  | 152,000   |  |
| TOTAL MARKET VALUE        |  | 417,140   |  |
| SOH/AGL Deduction         |  | 164,906   |  |
| ASSESSED VALUE            |  | 252,234   |  |
| TOTAL EXEMPTION VALUE     |  | 55,000    |  |
| BASE TAXABLE VALUE        |  | 197,234   |  |
| TOTAL JUST VALUE          |  | 417,140   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 409,460   |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 18001354   | GARAGE      | 138,862 | 02/07/2018 |

| SALES DATA                     |            |           |     |     |        |            |  |
|--------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2605/1720                      | 11/30/2022 | FJ        | U   | I   | 11     | 0          |  |
| GRANTOR: KESSENGER THOMAS A ES |            |           |     |     |        |            |  |
| GRANTEE: GALLOWAY THERESA MC   |            |           |     |     |        |            |  |
| 0877/0904                      | 4/06/1999  | WD        | U   | I   | 01     | 125,000    |  |
| GRANTOR: KESSENGER KATHY       |            |           |     |     |        |            |  |
| GRANTEE: KESSENGER THOMAS A    |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                            |  |  |  |  |  |  |  |
|----------------------------------------------------------------|--|--|--|--|--|--|--|
| BAS=[YR=1993] W8 USP=[YR=2009] N11 W10 S11 E10\$ W17 S2 W2     |  |  |  |  |  |  |  |
| PTO=[YR=2009] N13 W38 S13 E38\$ W41 S5 SFB=[YR=1993] W24 S30   |  |  |  |  |  |  |  |
| E24N30\$ S28 E35 FOP=[YR=1993] S2 E8 N4 W8 S2 \$ N2 E8 S10 E25 |  |  |  |  |  |  |  |
| N43\$ .                                                        |  |  |  |  |  |  |  |

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