



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	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

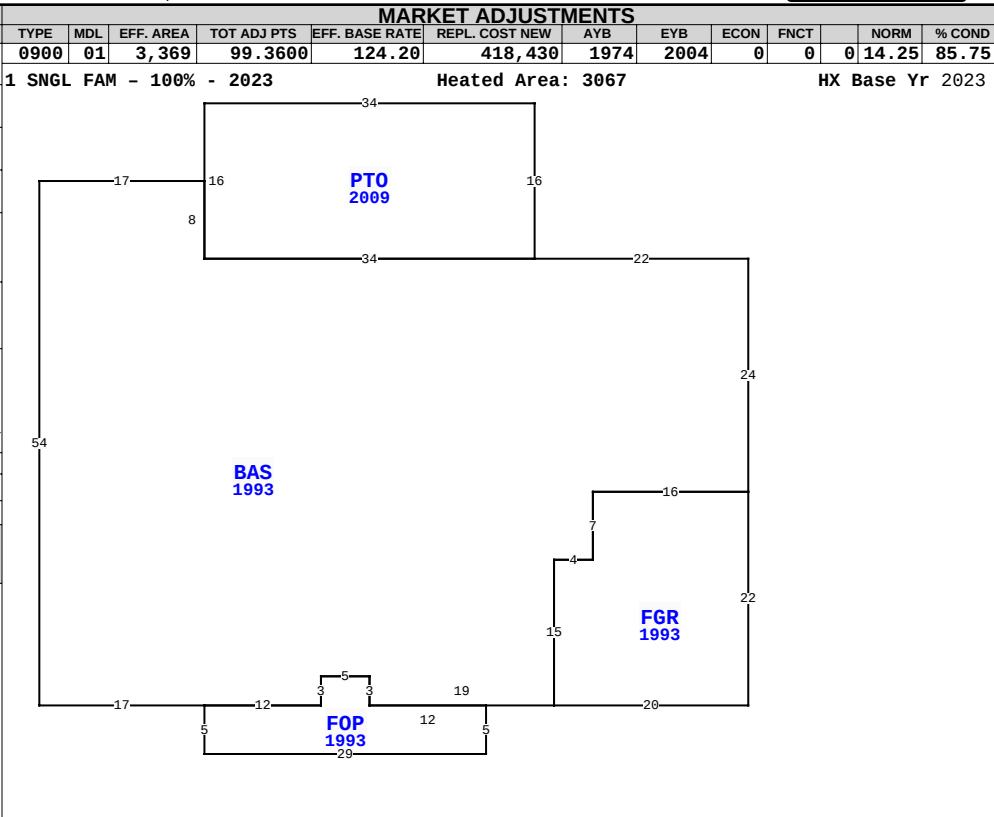
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,067	100	3,067	326,640
FGR	412	55	227	24,175
FOP	160	30	48	5,112
PTO	544	5	27	2,875

TOTALS	4,183		3,369	358,804
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	4,432.00	SF	4.00	4.00	
3	0300	BOAT DCK W	0	100	22	8	176.00	SF	40.00	40.00	
4	0940	SHEDS/PORT	0	100	36	12	432.00	SF	18.00	18.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	6.02	AC	



45434 CIRCLE DR, CALLAHAN	BLD DATE	LGL DATE	05/19/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
12,923											

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		372,592	
TOTAL MARKET OB/XF VALUE		12,923	
TOTAL LAND VALUE - MARKET		96,320	
TOTAL MARKET VALUE		481,835	
SOH/AGL Deduction		53,326	
ASSESSED VALUE		428,509	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		378,509	
TOTAL JUST VALUE		481,835	
NCON VALUE		85,083	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		333,423	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2698/274	3/01/2024	WD Q	Q	I	02
SALE PRICE 590,000					
GRANTOR: FENSKE PATRICIA EGAN					
GRANTEE: GARRISON MATTHEW W					
2587/1431	8/30/2022	WD Q	Q	I	01
SALE PRICE 500,000					
GRANTOR: FLOWERS PATRICIA A &					
GRANTEE: FENSKE PATRICIA EGA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W22 PTO=[YR=2009] N16 W34 S16 E34\$ W34 N8 W17 S54 E17 FOP=[YR=1993] S5 E29 N5 W12 N3 W5 S3 W12\$ E12 N3 E5 S3 E19 FGR=[YR=1993] E20 N22 W16 S7 W4 S15\$ N15 E4 N7 E16 N24\$.											

GARRISON MATTHEW W & CHRISTINE M
835 LAUREL WAY
ORANGE PARK, FL 32065

28-2N-25-3060-0044-0030

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