PT OF LOTS 46 & 47
IN OR 1129/1908 & OR 1308/948
& OR 1537/1091

SISK JULIA J
45413 CIRCLE DRIVE
CALLAHAN, FL 32011

2024

28-2N-25-3060-0046-0040

BUILDING CHARACTERISTICS

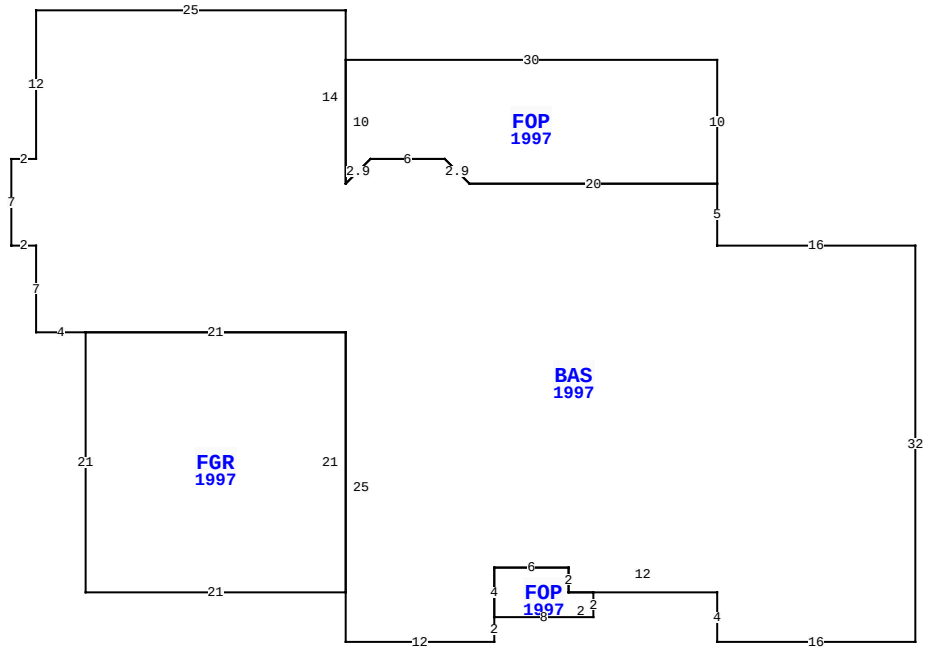
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,218	100	2,218	225,222
FGR	441	55	243	24,675
FOP	28	30	8	812
FOP	284	30	85	8,631
TOTALS	2,971		2,554	259,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,554	100.9152	126.14	322,162	1997	1997	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 1998 Heated Area: 2218 HX Base Yr 1998



45413 CIRCLE DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		277,395
TOTAL MARKET OB/XF VALUE		3,903
TOTAL LAND VALUE - MARKET		66,500
TOTAL MARKET VALUE		347,798
SOH/AGL Deduction		176,008
ASSESSED VALUE		171,790
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		121,790
TOTAL JUST VALUE		347,798
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B195043	CARPORT	11,380	02/01/1997
E963323	NEW CONSTR	125,000	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1537/1091	11/27/2007	WD	U	I	06	100
GRANTOR: SISK WILLIAM R						
GRANTEE: SISK JULIA J						
1129/1908	4/16/2003	QC	U	I	06	15,000
GRANTOR: SISK WILLIAM R						
GRANTEE: SISK JULIA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W16 N5 FOP=[YR=1997] N10 W30 S10 R2 U2 E6 D2 R2 E20$ W20 L2 U2 W6 D2 L2 N14 W25 S12 W2 S7 E2 S7 E4 FGR=[YR=1997] S21 E21 N21 W21$ E21 S25 E12 N2 FOP=[YR=1997] E8 N2 W2 N2 W6 S4$ N4 E6 S2 E12 S4 E16 N32$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
2	0810	CONCRETE A	0	100	0	0	207.00	SF	6.50	6.50	100	2002	2002	3	82	1,103	

LAND DESCRIPTION

TOTAL OB/XF 3,903

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.70	AC		1.00	1.00	1.00	35,000.00	35,000.00	59,500							
2	000115	C	SFR ACRES	100		OR	0.00	0.00	0.20	AC		1.00	1.00	1.00	35,000.00	35,000.00	7,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.90 Total Land Value: 66,500 Market: 0 Agricultural: 0 Common: 66,500 PRINTED 08/06/2024 BY SYS

PT OF LOTS 46 & 47
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& OR 1537/1091

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45413 CIRCLE DRIVE
CALLAHAN, FL 32011

2024

28-2N-25-3060-0046-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

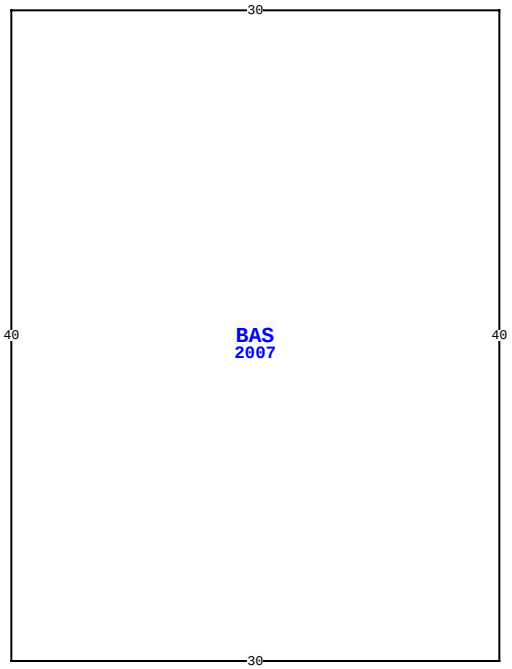
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	18,055
TOTALS	1,200		1,200	18,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	55.1200	19.29	23,148	2007	2007	0	0	0	22.00	78.00

2 GARAGE RES – 100% - 1998 Heated Area: 1200 HX Base Yr 1998



45413 CIRCLE DR, CALLAHAN

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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GRANTEE: SISK JULIA J						
1129/1908	4/16/2003	QC	U	I	06	15,000
GRANTOR: SISK WILLIAM R						
GRANTEE: SISK JULIA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W30 S40 E30 N40$.

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.90 Total Land Value: 66,500 Market: 0 Agricultural: 0 Common: 66,500 PRINTED 08/06/2024 BY SYS