BLOCK 1 PT OF LOTS 6 & 7
IN OR 2478/80
BOOTH SURVEY PB 1/29

WRIGHT AMANDA/WEAVER ALVA K
45343 GREEN AVE
CALLAHAN, FL 32011

2024

29-2N-25-3120-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

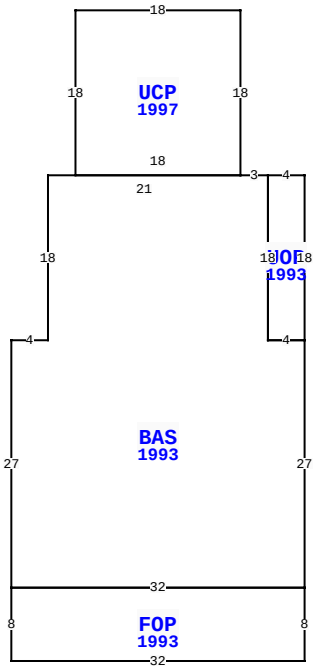
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	85,517
FOP	256	30	77	5,081
UCP	324	20	65	4,289
UOP	72	20	14	924
TOTALS	1,948		1,452	95,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,452	92.6100	131.97	191,620	1935	1950	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 0 Heated Area: 1296 HX Base Yr



45343 GREEN AVE, CALLAHAN

BLD DATE	10/02/2020	KK	LGL DATE	
XF DATE	12/10/2021	KK	LAND DATE	12/10/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	95,810
TOTAL MARKET OB/XF VALUE	2,454
TOTAL LAND VALUE - MARKET	68,815
TOTAL MARKET VALUE	167,079
SOH/AGL Deduction	6,937
ASSESSED VALUE	160,142
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	160,142
TOTAL JUST VALUE	167,079
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2478/0080	7/08/2021	QC	U	I	11	100
GRANTOR: WEAVER KATHERN A & MA						
GRANTEE: WRIGHT AMANDA & ALV						
0765/0425	7/16/1996	WD	Q	I		69,000
GRANTOR: CONWAY HAZEL J						
GRANTEE: WEAVER KATHERN & MA						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W4 BAS=[YR=1993] W3 UCP=[YR=1997] N18 W18 S18 E18 $ W21 S18 W4 S27 FOP=[YR=1993] S8 E32 N8 W32 $ E32 N27 W4 N18 $ S18 E4 N18 $.

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	0465	FNC GT 15'	0	0	0	0	1.00	UT	562.50	562.50	100	1991	1991	3	28	158	
2	0424	CL FNC 6'	0	0	0	0	43.00	LF	20.00	20.00	100	1991	1991	3	28	241	
3	0422	CL FNC 4'	0	0	0	0	92.00	LF	15.00	15.00	100	1985	1985	3	22	304	
4	0811	CONCRETE B	0	0	31	27	837.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,415	
5	1243	WD DECK F	0	0	21	4	84.00	SF	8.00	8.00	100	2011	2011	3	50	336	

LAND DESCRIPTION

TOTAL OB/XF 2,454

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	001100	C	STORE 1FLR	0	0006	MU	85.00	210.00	17,203.84	SF		1.00	1.00	1.00	4.00	4.00	68,815							

REVIEW DATE 12/10/2021 BY KK Total Acres: 0.00 Total Land Value: 68,815 Market: 0 Agricultural: 0 Common: 68,815 PRINTED 08/06/2024 BY SYS