BLK 4 PT LOT 1 IN OR 1747/1429
BOOTHS SURVEY PBK 1/29

JSNPT LLC
1786 ARBOR DRIVE
FERNANDINA BEACH, FL 32034

2024

29-2N-25-3120-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

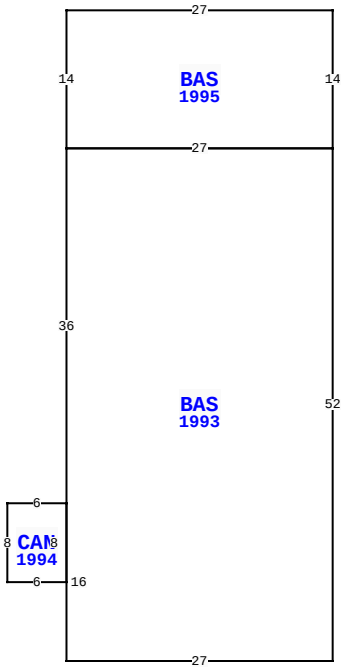
DOR CODE 1720 MEDICAL OFFICE
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 1290.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	206,466
BAS	378	100	378	55,587
CAN	48	30	14	2,058
TOTALS	1,830		1,796	264,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1721	04	1,796	99.7500	161.60	290,234	1976	2010	0	0	0	9.00	91.00

1 MDL OFFICE – 0% - 0 Heated Area: 1782 HX Base Yr



45390 GREEN AVE, CALLAHAN

BLD DATE	10/24/2018	KK	LGL DATE	
XF DATE	10/24/2018	KK	LAND DATE	07/09/2024 TD
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	264,113
TOTAL MARKET OB/XF VALUE	6,107
TOTAL LAND VALUE - MARKET	97,110
TOTAL MARKET VALUE	367,330
SOH/AGL Deduction	213,564
ASSESSED VALUE	153,766
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,766
TOTAL JUST VALUE	367,330
NCON VALUE	0
INCOME VALUE	247,518
PREVIOUS YEAR MKT VALUE	149,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R4172	REPAIR/RRF	0	03/01/2018
B3475	REMODEL	40,000	08/16/2011
112	NEW CONSTR	33,000	01/17/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1747/1429	7/21/2011	WD	U	I	40	175,000
GRANTOR: FACHKO PATRICIA						
GRANTEE: JSNPT LLC						
0101/0010	1/01/1970	TA	U	V		2,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W27 S14 BAS=[YR=1993] S36 CAN=[YR=1994] W6 S8 E6 N8$ S16 E27 N52 W27$ E27 N14$.

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	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50	6.50	100	1980	1980	3	32.5	51	
2	0803	ASPHALT C	0	0	0	0	3,731.00	SF	2.00	2.00	100	1976	1976	3	50	3,731	
3	0803	ASPHALT C	0	0	0	0	2,325.00	SF	2.00	2.00	100	1997	1997	3	50	2,325	

LAND DESCRIPTION

TOTAL OB/XF 6,107

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	001901	C	MEDICAL OF	0	0006	CH	100.00	208.00	19,422.00	SF		1.00	1.00	1.00	5.00	5.00	97,110							

REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 97,110 Market: 0 Agricultural: 0 Common: 97,110 PRINTED 08/06/2024 BY SYS