BLK 4 PT LOT 2
IN OR 2408/1253
BOOTHS SURVEY PBK 1/29

FOUNTAIN HUBERT
45352 GREEN ST
CALLAHAN, FL 32011

2024

29-2N-25-3120-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

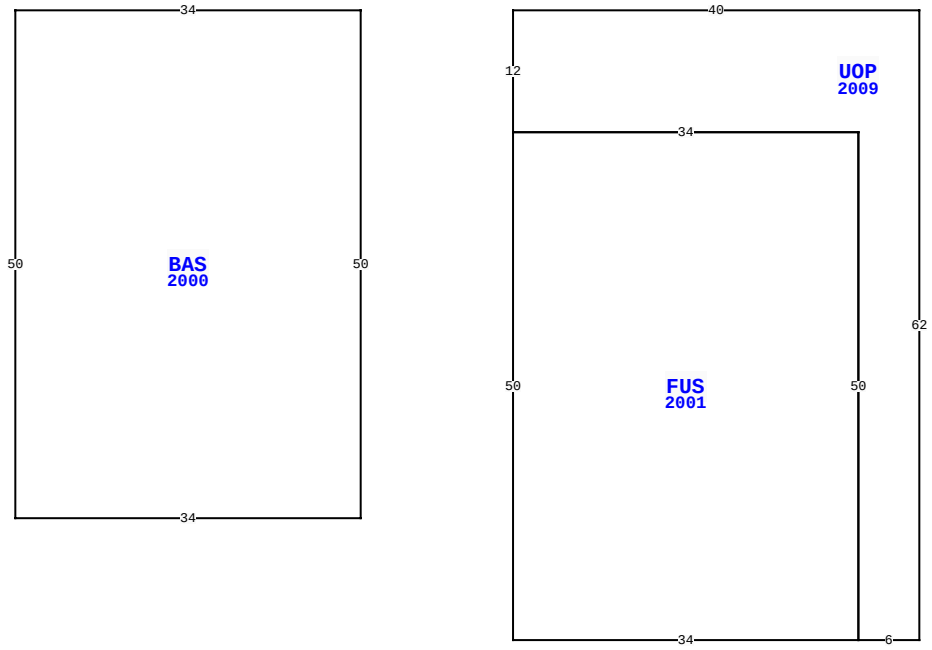
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	30	VINYL 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	01	MINIMUM 30
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		0 100
Stories	2.	2. 100
Units		2 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,700	100	1,700	173,207
FUS	1,700	100	1,700	173,207
UOP	780	20	156	15,894
TOTALS	4,180		3,556	362,308

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	04	3,556	91.9769	114.97	408,833	2000	2000	0	0	0	11.38	88.62

1 DUPLEX – 100% - 2021 Heated Area: 3400 HX Base Yr 2021



45352 GREEN ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	10/30/2020 KK
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		384,692
TOTAL MARKET OB/XF VALUE		9,893
TOTAL LAND VALUE - MARKET		88,512
TOTAL MARKET VALUE		483,097
SOH/AGL Deduction		125,377
ASSESSED VALUE		357,720
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		307,720
TOTAL JUST VALUE		483,097
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		468,548

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4469	REPAIR/RRF	0	10/26/2021
4381	ELEC OTHER	22,300	04/14/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2408/1253	11/13/2020	WD	Q	I	01	391,000
GRANTOR: COPPEN BRUCE A & NANC						
GRANTEE: FOUNTAIN HUBERT						
0914/1643	1/10/2000	WD	U	V	21	40,000
GRANTOR: ROSSELAND CARL F & EL						
GRANTEE: COPPEN BRUCE & NANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W34 S50 E34 N50 $ PTR= E15 UOP=[YR=2009] E40 S62 W6 FUS=[YR=2001] W34 N50 E34 S50$ N50 W34 N12$ W15$.

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	1241	WD DECK G	0	100	8	12	96.00	UT	21.28	21.28	100	2000	2000	3	28	572	
2	0811	CONCRETE B	0	100	0	0	673.00	SF	5.20	5.20	100	2000	2000	3	79	2,765	
3	0940	SHEDS/PORT	0	100	16	9	144.00	SF	30.00	30.00	100	2004	2004	3	22	950	
4	0681	POLE SHED	0	100	16	12	192.00	SF	15.00	15.00	100	2000	2000	3	28	806	
5	0812	CONCRETE C	0	100	40	30	1,200.00	SF	4.00	4.00	100	2022	2022	3	100	4,800	

LAND DESCRIPTION

TOTAL OB/XF 9,893

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	000800	C	MULTI-FAM	100	0006	MU	0.00	0.00	11,064.00	SF		1.00	1.00	1.00	4.00	4.00	44,256							
2	000800	C	MULTI-FAM	100	0006	MU	0.00	0.00	11,064.00	SF		1.00	1.00	1.00	4.00	4.00	44,256							

REVIEW DATE 11/28/2022 BY KW Total Acres: 0.00 Total Land Value: 88,512 Market: 0 Agricultural: 0 Common: 88,512 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

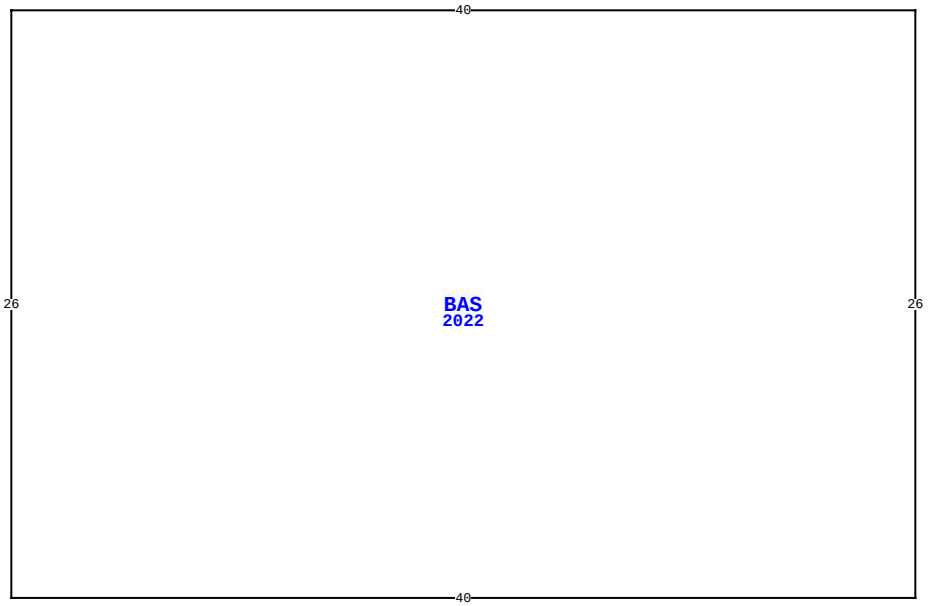
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	22,384
TOTALS	1,040		1,040	22,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,040	62.1000	21.74	22,610	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2021 Heated Area: 1040 HX Base Yr 2021



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GRANTOR: ROSSELAND CARL F & EL						
GRANTEE: COPPEN BRUCE & NANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W40 S26 E40 N26$.

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 11/28/2022 BY KW Total Acres: 0.00 Total Land Value: 88,512 Market: 0 Agricultural: 0 Common: 88,512 PRINTED 08/06/2024 BY SYS