BLK 4 LOT PT OF 3
IN OR 2640/871
BOOTHS SURVEY PBK 1/29

GRAY SHERRY M L/E/
45316 GREEN AVE
CALLAHAN, FL 32011

2024

29-2N-25-3120-0045-0010

NASSAU COUNTY PROPERTY

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	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

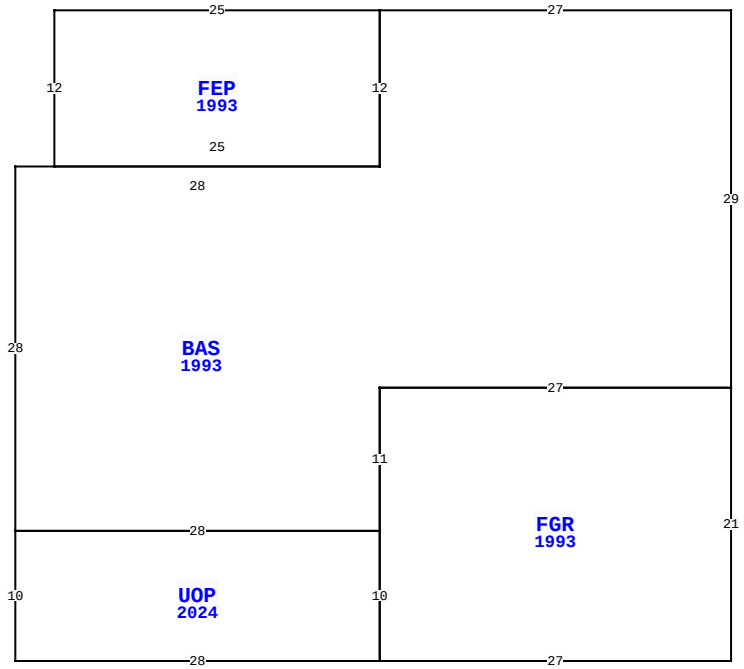
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,567	100	1,567	139,453
FEP	300	80	240	21,358
FGR	567	55	312	27,766
UOP	280	20	56	4,983
TOTALS	2,714		2,175	193,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,175	118.5800	112.65	245,014	1983	1995	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1567 HX Base Yr 2019



45316 GREEN AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		193,561
TOTAL MARKET OB/XF VALUE		4,754
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		250,815
SOH/AGL Deduction		82,515
ASSESSED VALUE		168,300
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		118,300
TOTAL JUST VALUE		250,815
NCON VALUE		22,128
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,999

MISC SHED NO VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4197	REPAIR/RRF	0	06/01/2018
4081	XFOB	0	10/27/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2640/871	5/17/2023	QC	U	I	11	100
GRANTOR: GRAY SHERRY MAY						
GRANTEE: ROBERON KIMBERLY KA						
2041/0059	4/18/2016	WD	Q	I	01	115,000
GRANTOR: JENNINGS DONNA L						
GRANTEE: GRAY SHERRY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W27 S12 W28 S28 E28 N11 E27 N29 $
FGR=[YR=1993;ORIG=-27,40] S10 E27 N21 W27 S11 $
FEP=[YR=1993;ORIG=-27,0] W25 S12 E25 N12 $
UOP=[YR=2024;ORIG=-27,50] W28 N10 E28 S10 $
.

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	0812	CONCRETE C	0	100	75	16	1,200.00	SF	4.00	4.00	100	1983	1983	3	41	1,968	
2	0812	CONCRETE C	0	100	0	0	1,583.00	SF	4.00	4.00	100	1984	1984	3	44	2,786	

LAND DESCRIPTION

TOTAL OB/XF 4,754

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	000000	C	VAC RES	100	0006	MU	75.00	215.00	75.00	FF		1.00	1.00	1.00	700.00	700.00	52,500							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 08/06/2024 BY SYS