

BLK 2 S-7 OF LOT 5
OR 284/648
D OF C OR 192/112

SHROUDER GERALD L & TERRY
PO BOX 212
CALLAHAN, FL 32011-0212

2024

29-2N-25-3160-0002-0057



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floor	12	HARDWOOD 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	07
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NEIGHBORHOOD/LOC	7001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,129	100	1,129	110,873
FOP	78	30	23	2,259
UOP	168	20	34	3,339
USP	170	30	51	5,008
TOTALS	1,545		1,237	121,479

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
1	0811	CONCRETE B	0 100	10	48	480.00	SF	5.20	5.20	100	1980	1980	3	32.5	811	
2	0811	CONCRETE B	0 100	12	24	288.00	SF	5.20	5.20	100	1980	1980	3	32.5	487	
3	0940	SHEDS/PORT	0 100	10	12	120.00	SF	13.20	13.20	100	1970	1970	3	20	317	
4	0351	CARPORT MT	0 100	20	20	400.00	SF	10.00	10.00	100	2004	2004	3	22	880	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000000	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,237	143.1318	135.98	168,207	1950	1985	0	0	0	27.78	72.22	
1 SINGLE FAM - 100% - 0													
Heated Area: 1129													
HX Base Yr													
45237 THIRD AVE, CALLAHAN													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
06/02/2023 MLU													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		121,479	
TOTAL MARKET OB/XF VALUE		2,495	
TOTAL LAND VALUE - MARKET		63,000	
TOTAL MARKET VALUE		186,974	
SOH/AGL Deduction		118,507	
ASSESSED VALUE		68,467	
TOTAL EXEMPTION VALUE		HX HB 43,467	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		186,974	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		157,922	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B01-4	ADDITION	2,450	06/01/2001
2361	ADDITION	1,200	04/30/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0284/0648	2/01/1979	WD	Q	I		21,000	
GRANTOR:							
GRANTEE:							
0179/0699	1/01/1974	WD	Q	V		3,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=1993] W10 N12 W12 UOP=[YR=2015] W14 S12		
USP=[YR=2003] S17 E10 N17 W10\$ E14 N12\$ S12 W4 S17 W4 S9 E4		
S12 E13 FOP=[YR=1993] S3 E13 N6 W13 S3\$ N3 E13 N35\$.		