BLOCK 2 PT OF LOT 6
IN OR 2089/1297
E H BRADDOCKS ADDITION

COLE LEVI
45112 SECOND AVE
CALLAHAN, FL 32011

2024

29-2N-25-3160-0002-0066

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

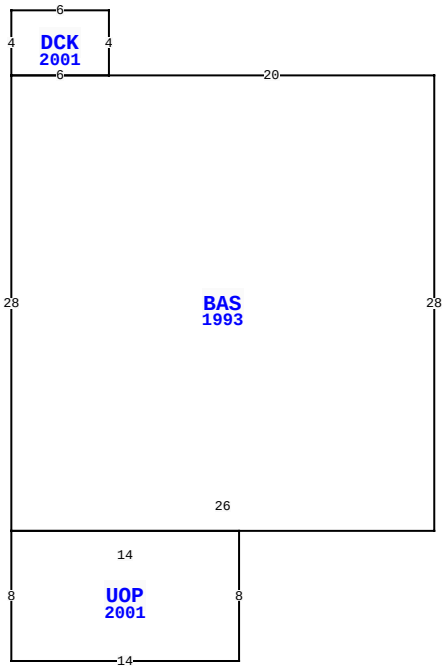
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	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	728	100	728	69,667
DCK	24	10	2	191
UOP	112	20	22	2,105
TOTALS	864		752	71,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	752	121.0000	114.95	86,442	1955	1985	0	0	0	16.75	83.25

1 SINGLE FAM – 0% - 2024 Heated Area: 728 HX Base Yr



45112 SECOND 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	71,963
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	141,963
SOH/AGL Deduction	0
ASSESSED VALUE	141,963
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,963
TOTAL JUST VALUE	141,963
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,754

EXTERIOR IS T1-11

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2273	REMODEL	1,000	06/20/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2718/844	6/11/2024	FJ	U	I	11	0
GRANTOR: COLE KENNETH DOYLE ES						
GRANTEE: COLE LEVI						
2089/1297	12/15/2016	WD	Q	I	01	48,000
GRANTOR: HICKOX DONALD W & PAT						
GRANTEE: COLE KENNETH DOYLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 DCK=[YR=2001] N4 W6 S4 E6$ W6 S28
UOP=[YR=2001] S8 E14 N8 W14$ E26 N28$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0006	RL	100.00	98.00	100.00	FF		1.00	1.00	1.00	700.00	700.00	70,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/06/2024 BY SYS