BLOCK 3 N196 FT OF 4 &
S14 FT OF LOT 1
IN OR 2245/1544

PARKERSON TANYA D & RHETT P
55138 PEACEFUL TRL DR
CALLAHAN, FL 32011

2024

29-2N-25-3220-0003-0012

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

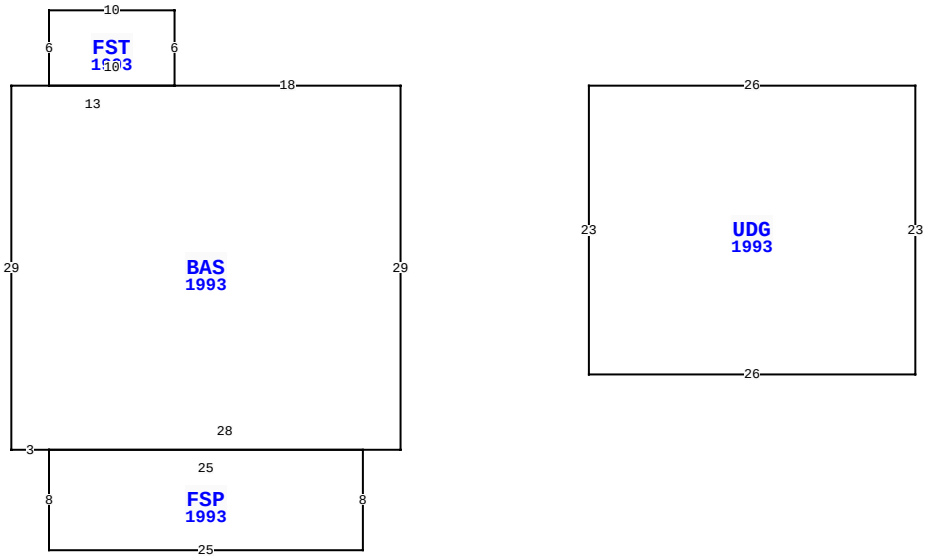
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	07	ASB SHNGLE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	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	899	100	899	64,946
FSP	200	40	80	5,780
FST	60	55	33	2,384
UDG	598	55	329	23,768
TOTALS	1,757		1,341	96,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,341	106.1840	100.87	135,267	1955	1970	0	0	0	28.38	71.62

1 SINGLE FAM – 0% - 0 Heated Area: 899 HX Base Yr



45164 THIRD 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	96,878
TOTAL MARKET OB/XF VALUE	658
TOTAL LAND VALUE - MARKET	147,000
TOTAL MARKET VALUE	244,536
SOH/AGL Deduction	88,095
ASSESSED VALUE	156,441
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,441
TOTAL JUST VALUE	244,536
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2501	REMODEL	11,802	04/01/2002
2167	REPAIR/RRF	2,975	10/19/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2245/1544	11/30/2018	WD	Q	I	01	140,000
GRANTOR: DENSLOW GERALD D JR &						
GRANTEE: PARKERSON TANYA DEN						
1553/1172	3/03/2008	QC	U	I	01	100
GRANTOR: DENSLOW GERALD DEAN J						
GRANTEE: DENSLOW GERALD D JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 FST=[YR=1993] N6 W10 S6 E10 $ W13 S29 E3
FSP=[YR=1993] S8 E25 N8 W25 $ E28 N29 $ PTR= E15
UDG=[YR=1993] E26 S23 W26 N23 $ 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	0350	CARPORT WD	0	0	11	23	253.00	SF	13.00	13.00	100	2002	2002	3	20	658	

LAND DESCRIPTION

TOTAL OB/XF 658

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		RL	210.00	210.00	210.00	FF		1.00	1.00	1.00	700.00	700.00	147,000							

REVIEW DATE 12/04/2019 BY TWA Total Acres: 0.00 Total Land Value: 147,000 Market: 0 Agricultural: 0 Common: 147,000 PRINTED 08/06/2024 BY SYS