

KIRKWOOD DAVID
45159 4TH AVE
CALLAHAN, FL 32011

29-2N-25-3220-0003-0034

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 8011CLAY TILE 2003CENTRAL 10004AIR DUCTED 1003 1001 10002WOOD FRAME 1001. 1. 1000 10001DIST CA 10000NONE 100Quality03Quality Level 03DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA07NEIGHBORHOOD/LOC7001.00AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUEBAS1,0641001,06495,414FCP30025756,726FOP6430191,704UST8445383,408TOTALS1,5121,196107,252EXTRA FEATURESBLDDATEXFDATEINC DATELGL DATELAND DATEAG DATE06/02/2023MLU

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0100011,196115.1160109.36130,7951958198000018.0082.00

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARDTax Group: 1Tax Dist:BUILDMARKET VALUE107,252TOTAL MARKET OB/XF VALUE803TOTAL LAND VALUE - MARKET39,900TOTAL MARKET VALUE147,955SOH/AGL Deduction76,301ASSESSED VALUE71,654TOTAL EXEMPTION VALUEHX HB46,654BASE TAXABLE VALUE25,000TOTAL JUST VALUE147,955NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE131,562

SALES DATAOFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CDPRICE SALE1278/117412/06/2004WDQI10185,000GRANTORTANNER MARSHALL A & BGRANTEEKIRKWOOD DAVID & JE1167/04779/02/2003QCUII01100GRANTORTANNER MARSHALL AGRANTEETANNER MARSHALL & B

BUILDING NOTES

BUILDING DIMENSIONSUST=[YR=1993] W12 BAS=[YR=1993] N10 W28 S38 E12 FOP=[YR=1993] S4 E16 FCP=[YR=1993] E12 N25 W12 S25\$ N4 W16\$ E16 N28\$ S7 E12 N7\$.

LAND DESCRIPTIONTOTAL OB/XF803LNUSE CLSLAND USE CAPRDLOC FRONTDEPTHTOT LND UNITUNITDPHTFACT% TOTADJUNITADJUNITLANDOTHER ADJUSTMENTSYEARDENSITYDECLFRZYRCONSRVCODEDESCRIPTIONRES1000006RL57.00210.0057.00FF1.001.001.00700.00700.0039,900

REVIEW DATE 05/12/2019BY KBA Total Acres: 0.00Total Land Value: 39,900Market: 0Agricultural: 0Common: 39,900PRINTED 08/06/2024 BY SYS