

BLOCK 3 PT OF LOTS 4 & 5
IN OR 2103/1996
WILSON & OGILVIE SUB DB B9/500

BUILDING BLOCKS ACADEMY LLC
PO BOX 2221
CALLAHAN, FL 32011

2024

29-2N-25-3220-0003-0046



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	01	TYP WD 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	7200	PRIVATE SCHOOLS
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,700	100	1,700	187,543
FOP	32	30	10	1,103
TOTALS	1,732		1,710	188,646

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0443	STK FNC 6'	0	0	0	448.00	LF	10.00	10.00	100	1993	1993	3
2	0351	CARPORT MT	0	0	17	493.00	SF	6.30	6.30	100	1996	1996	3
3	0810	CONCRETE A	0	0	0	240.00	SF	6.50	6.50	100	1996	1996	3
4	0463	FENCE GATE	0	0	0	1.00	UT	300.00	300.00	100	1993	1993	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000000	C	VAC RES	0	0003	RL	90.00	209.00	90.00	FF		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0603	04	1,710	89.9640	125.72	214,981	1993	1998		0	0	12.25	87.75	
1 DAYCARE CR - 0% - 0													
Heated Area: 1700													
HX Base Yr													
BAS 1993 FOP 1993													
45110 THIRD AVE, CALLAHAN													
BLD DATE12/14/2017KK XF DATE INC DATE LGL DATE LAND DATE AG DATE													

TOTAL OB/XF													
2,730													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE			188,646
TOTAL MARKET OB/XF VALUE			2,730
TOTAL LAND VALUE - MARKET			63,000
TOTAL MARKET VALUE			254,376
SOH/AGL Deduction			26,133
ASSESSED VALUE			228,243
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			228,243
TOTAL JUST VALUE			254,376
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			248,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
141	NEW CONSTR	424,400	03/20/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2103/1996	2/16/2017	WD	Q	I	01	215,000
GRANTOR: SAULS CHLOE JEAN &						
GRANTEE: BUILDING BLOCKS ACA						
0785/1886	2/28/1997	WD	U	I	06	100
GRANTOR: REAVES JOHN J JR						
GRANTEE: SAULS CHLOE J & WIN						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W34 S50 E13 FOP=[YR=1993] S4 E8 N4 W8\$ E21 N50\$.													