BLOCK 3 PT OF LOT 3 &
N15 FT OF LOT 6
IN OR 2598/611

GORDON RATHEL & AMY DANIELLE
45129 FOURTH AVE
CALLAHAN, FL 32011

2024

29-2N-25-3220-0003-0067

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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	04	Quality Level 04

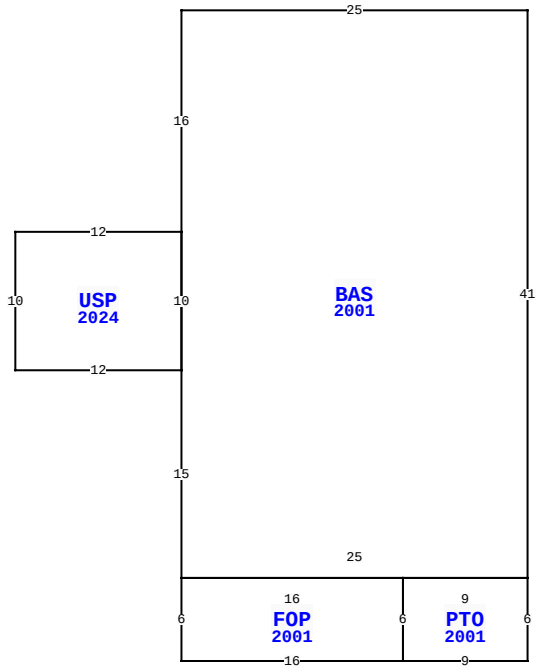
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100	1,025	105,117
FOP	96	30	29	2,974
PTO	54	5	3	307
USP	120	30	36	3,692
TOTALS	1,295		1,093	112,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,093	117.9780	112.08	122,503	2001	2005	0	0	0	8.50	91.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1025 HX Base Yr



45129 FOURTH AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	112,090
TOTAL MARKET OB/XF VALUE	5,198
TOTAL LAND VALUE - MARKET	74,900
TOTAL MARKET VALUE	192,188
SOH/AGL Deduction	9,765
ASSESSED VALUE	182,423
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	182,423
TOTAL JUST VALUE	192,188
NCON VALUE	3,692
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	162,483

XFOB:6:1: 11/22KW: ALUMN CRPT (OVER EXISTING CC D/
XFOB:2:1: 11/28KW: CC ADJSTD FOR CONDTN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23- 4711	ROOF ?		11/03/2023
4615B	CARPORT	0	10/27/2022
2352	NEW CONSTR	0	03/01/2001
2425	REPAIR/RRF	2,400	03/13/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2598/0611	10/21/2022	WD	Q	I	01	190,000
GRANTOR: ROZIER ROBERT R						
GRANTEE: GORDON RATHEL & AMY						
2260/1623	3/11/2019	QC	U	I	11	100
GRANTOR: MURRAY MARGARET M						
GRANTEE: ROZIER ROBERT R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=0,0] W25 S16 S10 S15 E25 N41 $
FOP=[YR=2001;ORIG=-25,41] S6 E16 N6 W16 $
PTO=[YR=2001;ORIG=-9,47] E9 N6 W9 S6 $
USP=[YR=2024;ORIG=-25,16] W12 S10 E12 N10 $
.

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	0812	CONCRETE C	0	0	0	0	1,750.00	SF	3.00	3.00	100	1980	1980	3	32.5	1,706	
2	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2022	2022	3	97	3,492	

LAND DESCRIPTION

TOTAL OB/XF 5,198

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	107.00	210.00	107.00	FF		1.00	1.00	1.00	700.00	700.00	74,900							

REVIEW DATE 01/30/2024 BY KW Total Acres: 0.00 Total Land Value: 74,900 Market: 0 Agricultural: 0 Common: 74,900 PRINTED 08/06/2024 BY SYS