

BLOCK 4 N132 FT OF LOT 4
IN OR 1428/277
WILSON & OGILVIE SUB DB B9/500

MITCHELL CHARLES III & CYNTHIA J
45158 FOURTH AVENUE
CALLAHAN, FL 32011

2024

29-2N-25-3220-0004-0041



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
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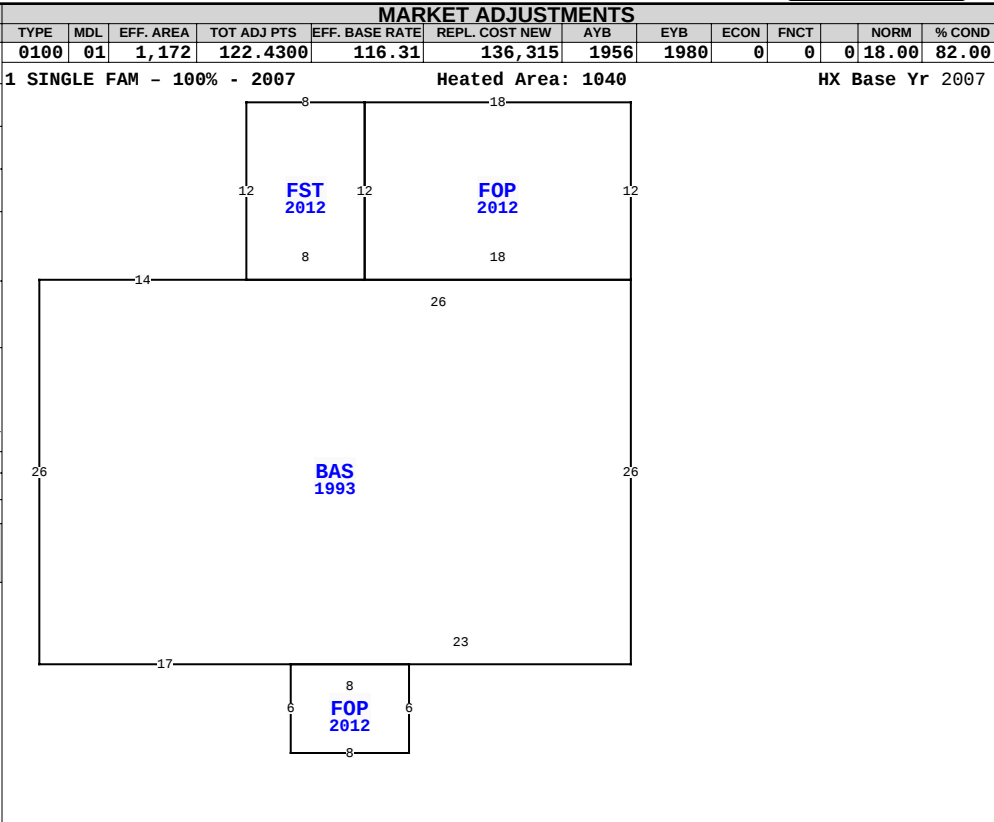
NEIGHBORHOOD/LOC	7001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	99,189
FOP	48	30	14	1,335
FOP	216	30	65	6,199
FST	96	55	53	5,054

TOTALS	1,400		1,172	111,778
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0861	POOL GUNIT	0	100	0	0	492.00	SF	85.00	85.00	
2	0855	CONC PAVER	0	100	0	0	489.00	SF	10.00	10.00	
3	0476	VF 6 SBPL	0	100	0	0	72.00	LF	32.00	32.00	
4	0477	VF 4 SLAT	0	100	0	0	12.00	LF	14.00	14.00	
5	0479	VF PICKET	0	100	0	0	96.00	LF	10.00	10.00	
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	
7	0855	CONC PAVER	0	100	0	0	750.00	SF	10.00	10.00	
8	0855	CONC PAVER	0	100	0	0	1,400.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000000	C	VAC RES	100	0006	RL	132.00	210.00	132.00	FF	



45158 FOURTH AVE, CALLAHAN	BLD DATE	LGL DATE	06/02/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0861	POOL GUNIT	0	100	0	0	492.00	SF	85.00	85.00	100	2016	2016	3	81	33,874	
2	0855	CONC PAVER	0	100	0	0	489.00	SF	10.00	10.00	100	2016	2016	3	96	4,694	
3	0476	VF 6 SBPL	0	100	0	0	72.00	LF	32.00	32.00	100	2016	2016	3	90	2,074	
4	0477	VF 4 SLAT	0	100	0	0	12.00	LF	14.00	14.00	100	2016	2016	3	90	151	
5	0479	VF PICKET	0	100	0	0	96.00	LF	10.00	10.00	100	2016	2016	3	90	864	
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	90	540	
7	0855	CONC PAVER	0	100	0	0	750.00	SF	10.00	10.00	100	2018	2018	3	97	7,275	
8	0855	CONC PAVER	0	100	0	0	1,400.00	SF	10.00	10.00	100	2020	2020	3	99	13,860	

TOTAL OB/XF											
63,332											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 1											
Tax Dist:											
BUILDING MARKET VALUE											
111,778											
TOTAL MARKET OB/XF VALUE											
63,332											
TOTAL LAND VALUE - MARKET											
92,400											
TOTAL MARKET VALUE											
267,510											
SOH/AGL Deduction											
138,328											
ASSESSED VALUE											
129,182											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
79,182											
TOTAL JUST VALUE											
267,510											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
237,301											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4051	SWIM POOL	0	05/27/2016
B2502	REMODEL	500	05/01/2002
2055	REMODEL	3,570	05/07/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1428/0277	7/14/2006	QC	U	I	06	100	
GRANTOR: JOHNSON DAVID ROBERT							
GRANTEE: MITCHELL CHARLES A							
0634/0011	8/19/1991	WD	U	I	18	100	
GRANTOR: JOHNSON THELMA S							
GRANTEE: JOHNSON THELMA & D							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2012] W18 FST=[YR=2012] W8 S12 BAS=[YR=1993] W14 S26 E17 FOP=[YR=2012] S6 E8 N6 W8\$ E23 N26 W26\$ E8 N12\$ S12 E18 N12\$.											