BLOCK 4 PT OF LOTS 5 & 6
IN OR 2062/735
WILSON & OGILVIE SUB DB B9/500

SHAW ZACHARY L
45056 4TH AVENUE
CALLAHAN, FL 32011

2024

29-2N-25-3220-0004-0055

BUILDING CHARACTERISTICS

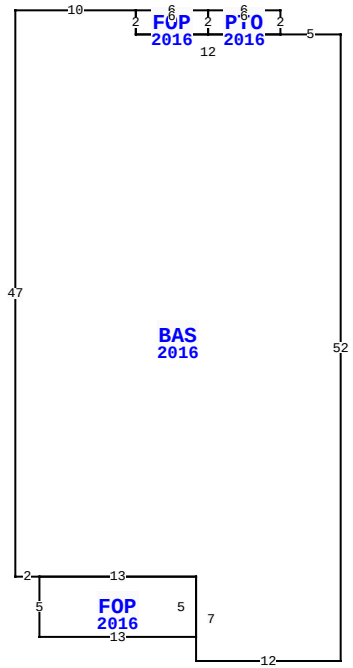
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,319	100	1,319	148,657
FOP	12	30	4	451
FOP	65	30	20	2,254
PTO	12	5	1	113
TOTALS	1,408		1,344	151,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,344	122.3040	116.19	156,159	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 0 Heated Area: 1319 HX Base Yr



45333 FIFTH AV, CALLAHAN

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	151,474
TOTAL MARKET OB/XF VALUE	3,881
TOTAL LAND VALUE - MARKET	34,125
TOTAL MARKET VALUE	189,480
SOH/AGL Deduction	35,299
ASSESSED VALUE	154,181
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	154,181
TOTAL JUST VALUE	189,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2062/0735	7/29/2016	WD	U	V	11	100

GRANTOR: SHAW A LEWIS & JANET
GRANTEE: SHAW ZACHARY L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W5 PTO=[YR=2016] N2 W6 FOP=[YR=2016] W6 S2 E6 N2$ S2 E6$ W12 N2 W10 S47 E2 FOP=[YR=2016] S5 E13 N5 W13$ E13 S7 E12 N52$.

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	0810	CONCRETE A	0	0	0	0	622.00	SF	6.50	6.50	100	2016	2016	3	96	3,881	

LAND DESCRIPTION

TOTAL OB/XF 3,881

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	48.00	133.00	48.75	FF		1.00	1.00	1.00	700.00	700.00	34,125							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 34,125 Market: 0 Agricultural: 0 Common: 34,125 PRINTED 08/06/2024 BY SYS