BLOCK 2 PT OF LOT 10
IN OR 650 PG 884
J M OGILVIE ADDITION PB 1/13

DOZIER JAMES H & LISA K
45009 GREEN AVE
CALLAHAN, FL 32011

2024

30-2N-25-3280-0002-0101

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

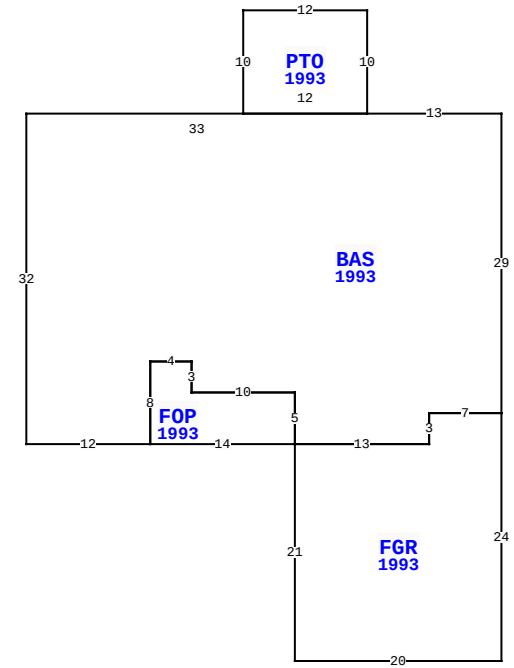
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,369	100	1,369	137,976
FGR	441	55	243	24,491
FOP	82	30	25	2,520
PTO	120	5	6	605
TOTALS	2,012		1,643	165,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,643	122.2980	116.18	190,884	1991	1996	0	0	0	13.25	86.75

1 SINGLE FAM – 100% - 0 Heated Area: 1369 HX Base Yr



45009 GREEN AVE, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		165,592
TOTAL MARKET OB/XF VALUE		3,407
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		221,499
SOH/AGL Deduction		118,663
ASSESSED VALUE		102,836
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		52,836
TOTAL JUST VALUE		221,499
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,783

BLDG:1:1: KB 7/11/17 ADJ EYB DUE TO NEW ROOF

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R4123	REPAIR/RRF	0	05/01/2017
2438	NEW CONSTR	60,070	04/11/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0650/0884	3/03/1992	QC	U	I	01	100
GRANTOR: SHAW & DOZIER						
GRANTEE: DOZIER JAMES & LISA						
0594/0113	3/30/1990	WD	U	I	09	17,000
GRANTOR: MORGAN KENNETH & LUV						
GRANTEE: SHAW & DOZIER						

BUILDING NOTES

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	100	0	0	576.00	SF	6.50	6.50	100	2010	2010	3	91	3,407	

BUILDING DIMENSIONS

BAS=[YR=1993] W13 PTO=[YR=1993] N10 W12 S10 E12$ W33 S32 E12
FOP=[YR=1993] E14 FGR=[YR=1993] S21 E20 N24 W7 S3 W13$ N5
W10 N3 W4 S8$ N8 E4 S3 E10 S5 E13 N3 E7 N29$.

LAND DESCRIPTION

TOTAL OB/XF 3,407

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	100	0006	CG -	C75.00	116.00	75.00	FF		1.00	1.00	1.00	700.00	700.00	52,500							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 08/06/2024 BY SYS