BLK 2 PT OF LOT 10
IN OR 1937/1824
J M OGILVIE ADDN TO THE TOWN

ROY SCOTT R
45025 GREEN AV
CALLAHAN, FL 32011

2024

30-2N-25-3280-0002-0102

BUILDING CHARACTERISTICS

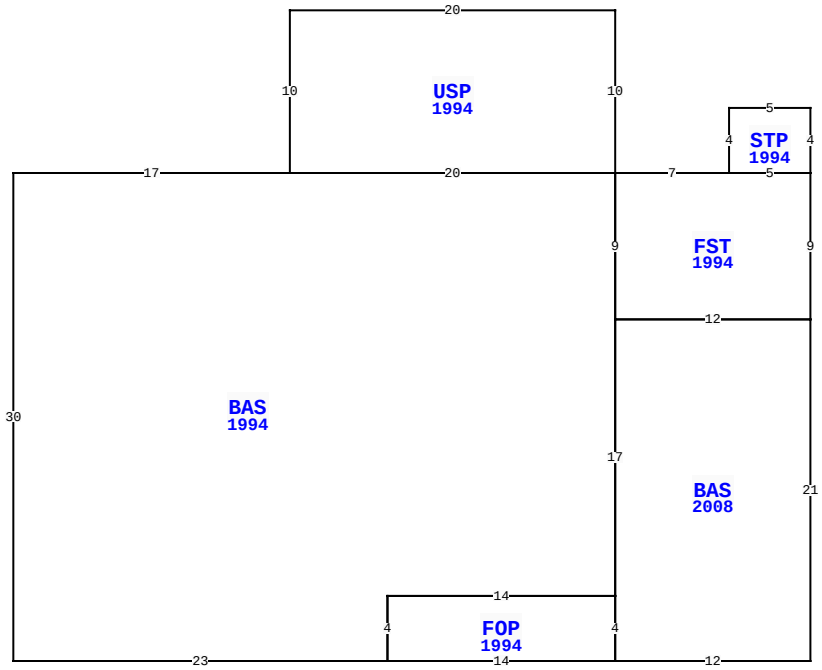
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	31	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	1,054	100	1,054	109,165
BAS	252	100	252	26,100
FOP	56	30	17	1,761
FST	108	55	59	6,111
STP	20	10	2	207
USP	200	30	60	6,214
TOTALS	1,690		1,444	149,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,444	124.2384	118.03	170,435	1993	1998	0	0	0	12.25	87.75

1 SINGLE FAM – 100% - 2016 Heated Area: 1306 HX Base Yr 2016



45025 GREEN AVE, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	149,557
TOTAL MARKET OB/XF VALUE	2,065
TOTAL LAND VALUE - MARKET	52,500
TOTAL MARKET VALUE	204,122
SOH/AGL Deduction	101,414
ASSESSED VALUE	102,708
TOTAL EXEMPTION VALUE	VX HX HB 55,000
BASE TAXABLE VALUE	47,708
TOTAL JUST VALUE	204,122
NCON VALUE	5,592
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4269	REPAIR/RRF	0	08/23/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1937/1824	9/15/2014	WD	Q	I	02	109,900
GRANTOR: MURPHY M JUSTIN						
GRANTEE: ROY SCOTT R						
1690/1990	7/26/2010	WD	U	I	11	70,500
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: MURPHY M JUSTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994;ORIG=-12,4] W20 W17 S30 E23 N4 E14 N17 N9 $
BAS=[YR=2008;ORIG=-12,34] E12 N21 W12 S17 S4 $
USP=[YR=1994;ORIG=-12,4] N10 W20 S10 E20 $
FST=[YR=1994;ORIG=-5,4] W7 S9 E12 N9 W5 $
FOP=[YR=1994;ORIG=-26,34] E14 N4 W14 S4 $
STP=[YR=1994;ORIG=0,0] W5 S4 E5 N4 $
.

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	0811	CONCRETE B	0	100	0	0	584.00	SF	5.20	5.20	100	1994	1994	3	68	2,065	

LAND DESCRIPTION

TOTAL OB/XF 2,065

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