BLOCK 2 LOT 8 & PT OF LOTS
1 THRU 7 IN OR 2618/1925
A E OGILVIE ADD #1 PB 1/18

KILBY BRANDY
45041 NASSAU ST
CALLAHAN, FL 32011

2024

30-2N-25-400A-0002-0010

BUILDING CHARACTERISTICS

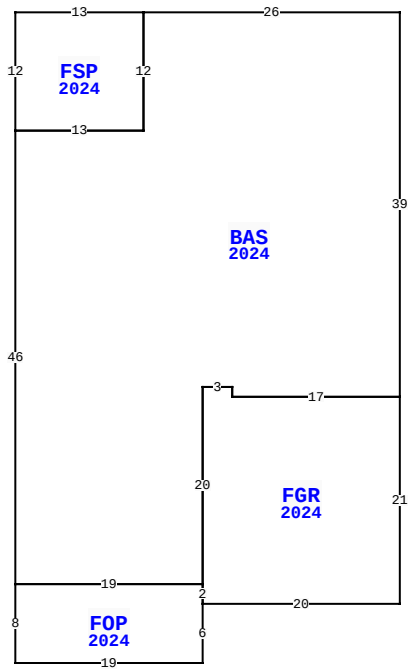
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
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	1,723	100	1,723	220,561
FGR	423	55	233	29,826
FOP	152	30	46	5,888
FSP	156	40	62	7,937
TOTALS	2,454		2,064	264,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,064	102.4100	128.01	264,213	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1723 HX Base Yr 2024



45041 NASSAU ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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		264,213
TOTAL MARKET OB/XF VALUE		4,300
TOTAL LAND VALUE - MARKET		59,850
TOTAL MARKET VALUE		328,363
SOH/AGL Deduction		0
ASSESSED VALUE		328,363
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		273,363
TOTAL JUST VALUE		328,363
NCON VALUE		268,513
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		16,117

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-4649	NEW SFR		02/01/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2618/1925	1/30/2023	QC	U	I	11	100

GRANTOR: DOZIER JAMES H & LISA

GRANTEE: KILBY BRANDY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,0] E26 S39 W17 N1 W3 S20 W19 N46 E13 N12 $
FSP=[YR=2024;ORIG=40,12] W13 N12 E13 S12 $
FOP=[YR=2024;ORIG=27,66] N8 E19 S2 S6 W19 $
FGR=[YR=2024;ORIG=66,39] W17 N1 W3 S20 S2 E20 N21 $
.

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	100	0	0	1,075.00	SF	4.00	4.00	100	2024	2023		100	4,300	

LAND DESCRIPTION

TOTAL OB/XF 4,300

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 -	114.00	310.00	114.00	FF		1.00	1.00	0.75	700.00	525.00	59,850							

REVIEW DATE 11/20/2023 BY KW Total Acres: 0.74 Total Land Value: 59,850 Market: 0 Agricultural: 0 Common: 59,850 PRINTED 08/06/2024 BY SYS