PT OF LOT 3
IN OR 2535/161
SUB SEC 49 PB 2/15

JOHNSON RON BRUCE/JOHNSON KEN ALAN
PO BOX 2243
CALLAHAN, FL 32011

**2024**

**49-2N-25-4100-0003-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 05 | ASPH TILE 100 |
| 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 | 03 | Quality Level 03 |

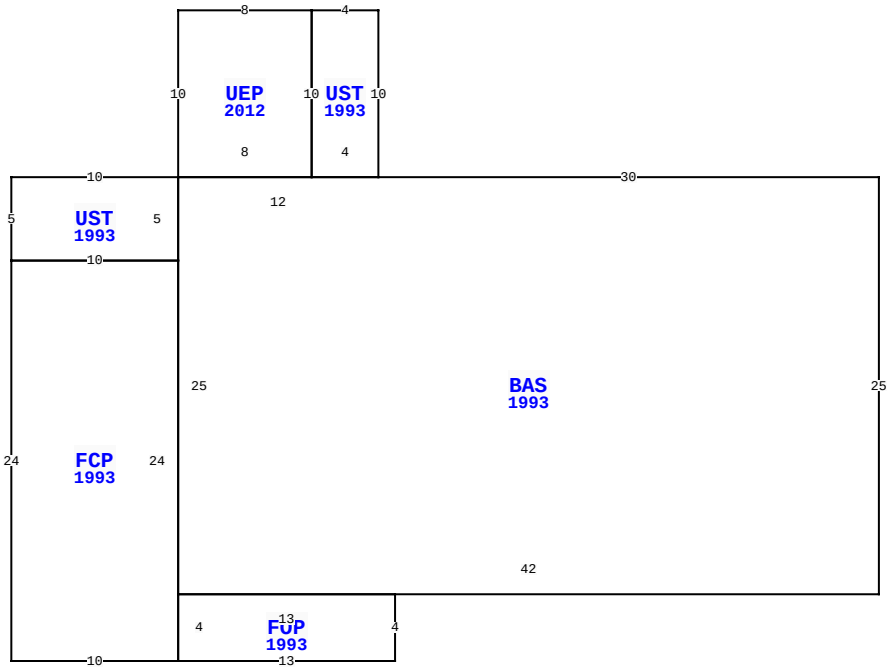
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,050 | 100 | 1,050 | 65,351 |
| FCP | 240 | 25 | 60 | 3,735 |
| FOP | 52 | 30 | 16 | 996 |
| UEP | 80 | 60 | 48 | 2,988 |
| UST | 40 | 45 | 18 | 1,120 |
| UST | 50 | 45 | 22 | 1,370 |
| TOTALS | 1,512 | | 1,214 | 75,558 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,214 | 99.6400 | 94.66 | 114,917 | 1950 | 1960 | 0 | 0 | 0 | 34.25 | 65.75 |

1 SINGLE FAM – 50% - 2023 Heated Area: 1050 HX Base Yr 2023




45420 FIFTH 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 | | 75,558 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 70,000 |
| TOTAL MARKET VALUE | | 145,558 |
| SOH/AGL Deduction | | 15,568 |
| ASSESSED VALUE | | 129,990 |
| TOTAL EXEMPTION VALUE | HA HAB | 37,859 |
| BASE TAXABLE VALUE | | 92,131 |
| TOTAL JUST VALUE | | 145,558 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 122,056 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2535/0161 | 1/26/2022 | SW | U | I | 11 | 100 |
| GRANTOR: JOHNSON HELEN MILLIGA | | | | | | |
| GRANTEE: JOHNSON RON BRUCE & | | | | | | |
| 0794/0750 | 5/23/1997 | WD | U | I | 18 | 100 |
| GRANTOR: MILLIGAN WANDA A L/E | | | | | | |
| GRANTEE: JOHNSON HELEN MILLI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W30 UST=[YR=1993] N10 W4 UEP=[YR=2012] W8 S10 UST=[YR=1993] W10 S5 FCP=[YR=1993] S24 E10 FOP=[YR=1993] E13 N4 W13 S4 $ N24 W10 $ E10 N5 $ E8 N10 $ S10 E4 $ W12 S25 E42 N25 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 50 | 0006 | RL | 100.00 | 132.00 | 100.00 | FF | | 1.00 | 1.00 | 1.00 | 700.00 | 700.00 | 70,000 | | | | | | | |

REVIEW DATE 11/21/2022 BY KBA Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/06/2024 BY SYS