LOTS 1 & 2
PINEY POINT SUB PB 3/62

KIRK DAVID J & DONNA D
45344 5TH AVE
CALLAHAN, FL 32011

2024

49-2N-25-4120-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

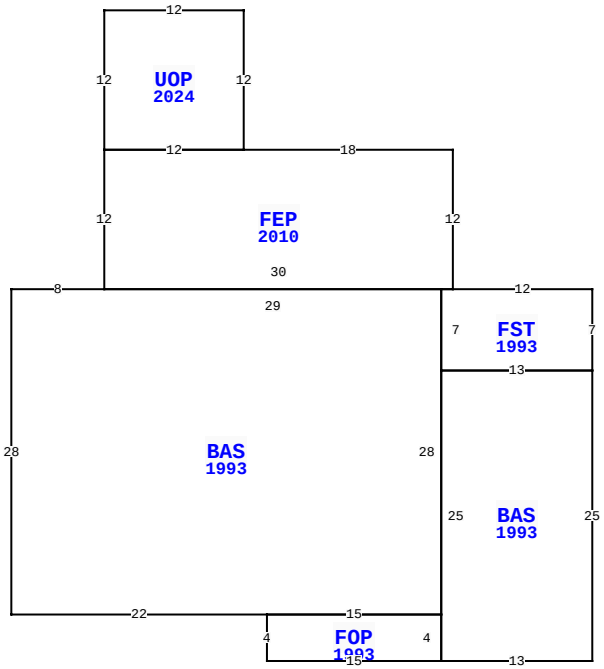
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	325	100	325	27,673
BAS	1,036	100	1,036	88,214
FEP	360	80	288	24,522
FOP	60	30	18	1,533
FST	91	55	50	4,258
UOP	144	20	29	2,469
TOTALS	2,016		1,746	148,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,746	111.8000	106.21	185,443	1983	1992	0	0	0	19.83	80.17

1 SINGLE FAM – 100% - 2011 Heated Area: 1361 HX Base Yr 2011



45344 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		148,670
TOTAL MARKET OB/XF VALUE		1,423
TOTAL LAND VALUE - MARKET		100,100
TOTAL MARKET VALUE		250,193
SOH/AGL Deduction		96,725
ASSESSED VALUE		153,468
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		103,468
TOTAL JUST VALUE		250,193
NCON VALUE		2,470
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4156	XFOB	0	11/01/2017
1959	CHNGE SRVC	2,939	05/08/1996
1946	REMODEL	3,700	04/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2440/0206	2/01/2021	QC	U	I	11	100
GRANTOR: HARDMAN WANDA E & DAV						
GRANTEE: KIRK DAVID J & DONN						
1714/1245	2/10/2007	QC	U	I	11	85,400
GRANTOR: HARDMAN WANDA E						
GRANTEE: HARDMAN WANDA E ETA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-42,0] W8 S28 E22 E15 N28 W29 $
FEP=[YR=2010;ORIG=-12,0] N12 W18 W12 S12 E30 $
BAS=[YR=1993;ORIG=-13,32] E13 N25 W13 S25 $
FST=[YR=1993;ORIG=0,0] W12 W1 S7 E13 N7 $
FOP=[YR=1993;ORIG=-28,28] S4 E15 N4 W15 $
UOP=[YR=2024;ORIG=-42,-12] E12 N12 W12 S12 $
.

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	48	8	384.00	SF	6.50	6.50	100	1983	1983	3	41	1,023	
2	1242	WD DECK A	0	100	0	0	200.00	SF	10.00	10.00	100	2000	2000	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 1,423

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		RL	143.00	135.00	143.00	FF		1.00	1.00	1.00	700.00	700.00	100,100							

REVIEW DATE 04/02/2024 BY TWA Total Acres: 0.00 Total Land Value: 100,100 Market: 0 Agricultural: 0 Common: 100,100 PRINTED 08/06/2024 BY SYS