LOT 10
PINEY POINT SUB PB 3/62

MALOY TYLER DONOVAN/MALOY CHAD LEE
45061 AIRSTREAM AVE
CALLAHAN, FL 32011

2024

49-2N-25-4120-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

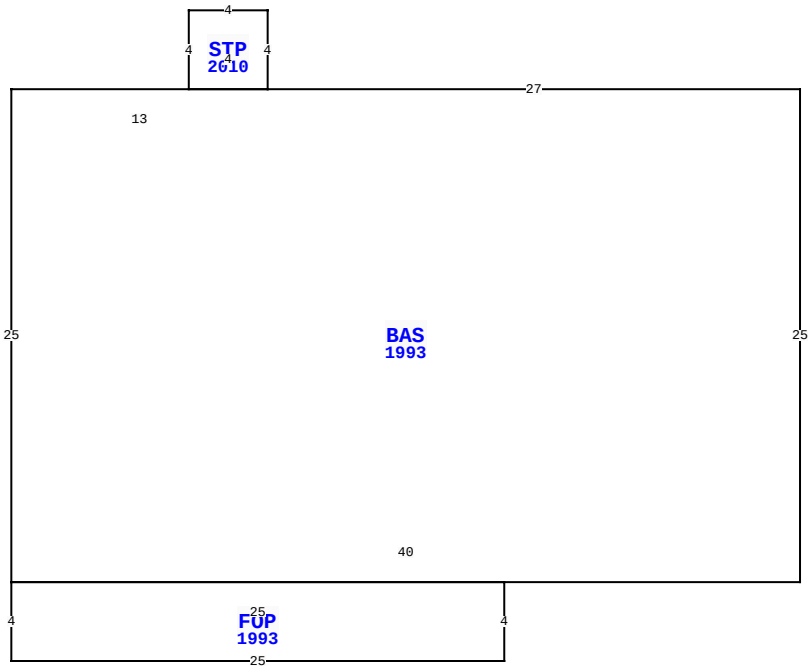
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	1,000	100	1,000	131,870
FOP	100	30	30	3,956
STP	16	10	2	264
TOTALS	1,116		1,032	136,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,032	115.3000	144.12	148,732	1984	2005	0	0	0	8.50	91.50

1 SNGL FAM – 50% - 2021 Heated Area: 1000 HX Base Yr 2021



45061 AIRSTREAM 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		136,090
TOTAL MARKET OB/XF VALUE		1,417
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		190,007
SOH/AGL Deduction		53,082
ASSESSED VALUE		136,925
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		111,925
TOTAL JUST VALUE		190,007
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2165	REPAIR/RRF	2,400	10/14/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2632/830	3/30/2023	SW	U	I	11	100
GRANTOR: MALOY TYLER D &						
GRANTEE: MALOY CHAD LEE ET A						
2402/1151	10/13/2020	WD	Q	I	01	167,500
GRANTOR: MORIE JOSIAH B & BRIT						
GRANTEE: MALOY CHAD L & TYLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 STP=[YR=2010] N4 W4 S4 E4$ W13 S25
FOP=[YR=1993] S4 E25N4 W25$ E40 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
1	0810	CONCRETE A	0	50	10	40	400.00	SF	6.50	6.50	100	1984	1984	3	44	1,144	
2	0940	SHEDS/PORT	0	50	8	8	64.00	SF	21.30	21.30	100	1995	1995	3	20	273	

LAND DESCRIPTION

TOTAL OB/XF 1,417

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		RL	75.00	110.00	75.00	FF		1.00	1.00	1.00	700.00	700.00	52,500							

REVIEW DATE 01/31/2022 BY KBA Total Acres: 0.00 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 08/06/2024 BY SYS