E1/2 OF LOTS 13 & 14
IN OR 1748/1238
MCARTHUR SUB PB 3/16

LEONARD BILL &/CALLAHAN CHURCH OF CHRIST
PO BOX 266
CALLAHAN, FL 32011-0266

**2024**

**49-2N-25-4140-0013-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 7001 | V INS W/XFOB | |
| MAP NUM | | MKT AREA | 07 |
| NEIGHBORHOOD/LOC | 7001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

45286 FIFTH AVE, CALLAHAN

| | | | | |
|---|---|---|---|---|
| BLD DATE | 02/17/2022 | KK | LGL DATE | 06/02/2023 MLU |
| XF DATE | | | LAND DATE | |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 0 |
| TOTAL MARKET OB/XF VALUE | | 1,733 |
| TOTAL LAND VALUE - MARKET | | 54,600 |
| TOTAL MARKET VALUE | | 56,333 |
| SOH/AGL Deduction | | 30,840 |
| ASSESSED VALUE | | 25,493 |
| TOTAL EXEMPTION VALUE | 02 | 25,493 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 56,333 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 40,763 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R2413 | REPAIR/RRF | 5,500 | 01/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1748/1238 | 7/26/2011 | WD | U | I | 17 | 47,000 |
| GRANTOR: MCMILLAN FRANKLIN D & | | | | | | |
| GRANTEE: LEONARD BILL TRUSTE | | | | | | |
| 0603/0644 | 8/01/1990 | WD | Q | I | | 25,000 |
| GRANTOR: SCHWEND PAUL & B | | | | | | |
| GRANTEE: MCMILLAN FRANKLIN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 18.00 | UT | 25.00 | 25.00 | 100 | 2013 | 2013 | 3 | 96 | 432 | |
| 2 | 0422 | CL FNC 4' | 0 | 0 | 0 | 0 | 102.00 | LF | 15.00 | 15.00 | 100 | 2013 | 2013 | 3 | 85 | 1,301 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,733

| 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 | 0 | | RL | 78.00 | 142.00 | 78.00 | FF | | 1.00 | 1.00 | 1.00 | 700.00 | 700.00 | 54,600 | | | | | | | |

REVIEW DATE 02/17/2022 BY KK Total Acres: 0.00 Total Land Value: 54,600 Market: 0 Agricultural: 0 Common: 54,600 PRINTED 08/06/2024 BY SYS