IN OR 95 PG 387
EX R/W OR 326 PG 298
ESMT PT OR 1861/825

BLUME IDEE EST/RUSSELL BLUME
C/O RUSSELL BLUME, P O BOX 781
CALLAHAN, FL 32011-0781

2025

19-2N-25-0000-0026-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

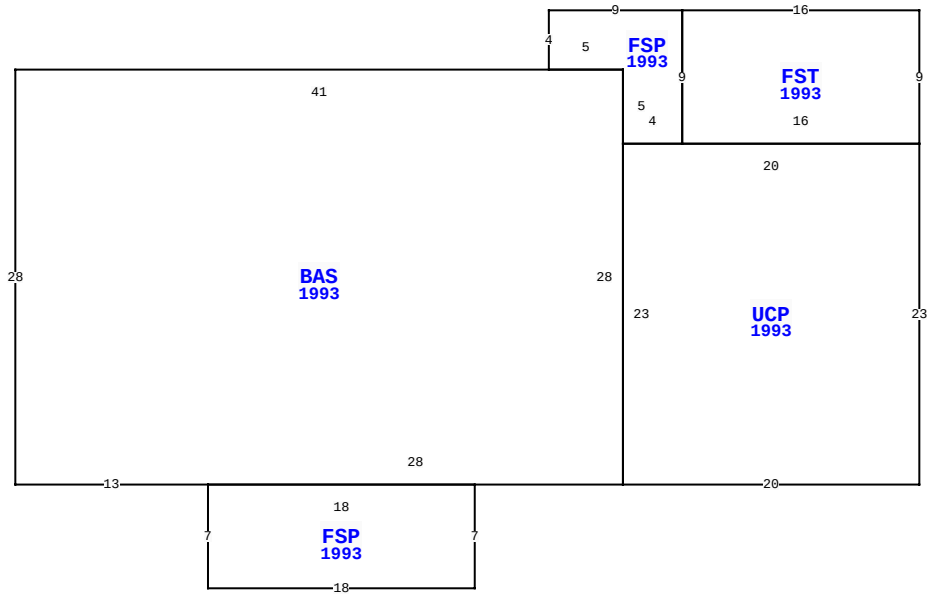
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,148	100	1993	1,148	102,668
FSP	56	40	1993	22	1,968
FSP	126	40	1993	50	4,472
FST	144	55	1993	79	7,065
UCP	460	20	1993	92	8,228
TOTALS	1,934			1,391	124,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,391	127.7640	127.76	177,714	1979	1984	0	0	0	30.00	70.00

1 SINGLE FAM – 50% - 2019 Heated Area: 1148 HX Base Yr 2019



45273 BLUME DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	02/26/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		124,400
TOTAL MARKET OB/XF VALUE		880
TOTAL LAND VALUE - MARKET		393,000
TOTAL MARKET VALUE		179,530
SOH/AGL Deduction		40,810
ASSESSED VALUE		138,720
TOTAL EXEMPTION VALUE	HA HAB SX	60,653
BASE TAXABLE VALUE		78,067
TOTAL JUST VALUE		518,280
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		490,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6486	XFOB	16,500	05/25/1990
3356	N/A	5,350	05/08/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 S28 E13 FSP=[YR=1993] S7 E18 N7W18$ E28 UCP=[YR=1993] E20 N23 FST=[YR=1993] N9 W16 FSP=[YR=1993] W9 S4 E5 S5 E4 N9 $ S9E16$ W20S23$ N28$.

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	0504	FP-ELECTRI	0	50	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	44	880	

LAND DESCRIPTION

TOTAL OB/XF 880

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	005000	C	AGRICULTURAL	50	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	14.00	AC		1.00	1.00	1.00	525.00	525.00	7,350							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	190.00	190.00	1,900							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	24.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	348,000							

REVIEW DATE 05/11/2020 BY KBA Total Acres: 25.00 Total Land Value: 54,250 Market: 348,000 Agricultural: 9,250 Common: 45,000 PRINTED 07/30/2025 BY SYS