IN OR 2397/1721

SASNETT NICOLE
45014 MADISON LANE
CALLAHAN, FL 32011

2025

19-2N-25-0000-0149-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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

45004 MADISON LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	8,000
TOTAL MARKET VALUE	8,000
SOH/AGL Deduction	0
ASSESSED VALUE	8,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,000
TOTAL JUST VALUE	8,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	8,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21348	DEMOLITION	2,500	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2397/1721	10/02/2020	SW	U	V	37	1,000
GRANTOR: AVILA ORLANDO J						
GRANTEE: SASNETT NICOLE						
2143/0668	8/29/2017	TD	U	V	11	1,800
GRANTOR: TAX COLLECTOR						
GRANTEE: AVILA ORLANDO J						

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

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	000100	C	RES	0		RM	75.00	100.00	1.00	UT		1.00	1.00	1.00	8,000.00	8,000.00	8,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 8,000 Market: 0 Agricultural: 0 Common: 8,000 PRINTED 07/30/2025 BY SYS