PT OF LOT 10
IN OR 515 PG 483
EAST CALLAHAN SUB PB 1/35

VIETZE ROBERT S
45131 LOWE ROAD
CALLAHAN, FL 32011

2025

28-2N-25-3060-0010-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 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
Occupancy	00	NONE 100
Quality	02	Quality Level 02

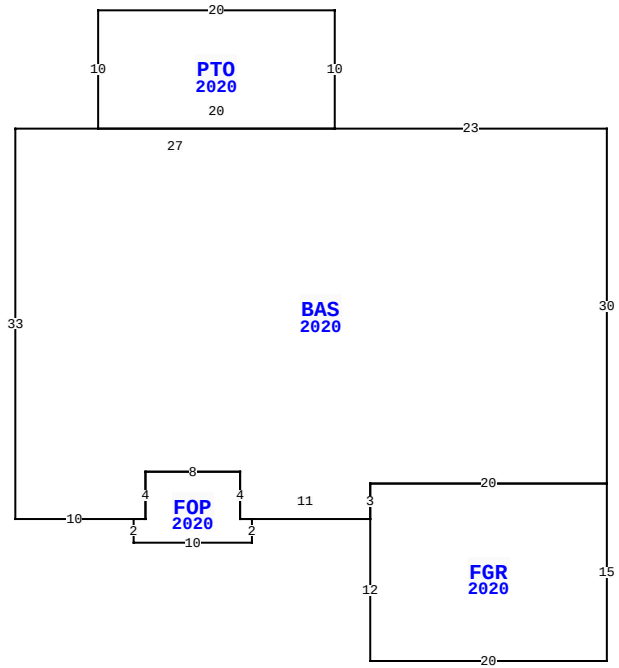
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,558	100	2020	1,558	210,613
FGR	300	55	2020	165	22,305
FOP	52	30	2020	16	2,163
PTO	200	5	2020	10	1,351
TOTALS	2,110			1,749	236,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,749	104.5000	137.94	241,257	2020	2020	0	0	0	2.00	98.00

3 SNGL FAM – 100% - 2022 Heated Area: 1558 HX Base Yr



45131 LOWE RD, CALLAHAN

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		236,432
TOTAL MARKET OB/XF VALUE		4,867
TOTAL LAND VALUE - MARKET		86,400
TOTAL MARKET VALUE		327,699
SOH/AGL Deduction		23,539
ASSESSED VALUE		304,160
TOTAL EXEMPTION VALUE	14	304,160
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		327,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,143

MISC WOOD/ALUMN STRG = NV : 9/2023KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004278	CO ISSUED	0	10/16/2020
20004278	NEW CONSTR	219,439	05/19/2020
19011579	DEMOLITION	4,000	11/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0515/0483	4/20/1987	WD	Q	I		27,000
GRANTOR: WISE JIMMY & ANGELA						
GRANTEE: VIETZE ROBERT S						
0349/0607	12/01/1981	WD	Q	V		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W23 PTO=[YR=2020] N10 W20 S10 E20$ W27 S33 E10
FOP=[YR=2020] S2 E10 N2 W1 N4 W8 S4 W1$ E1 N4 E8 S4 E11
FGR=[YR=2020] S12 E20 N15 W20 S3$ N3 E20 N30$.

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	0811	CONCRETE B	0	100	0	0	955.00	SF	5.20	5.20	100	2020	2020	3	98	4,867	

LAND DESCRIPTION

TOTAL OB/XF 4,867

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	100	0005	OR	0.00	0.00	1.92	AC		1.00	1.00	1.00	45,000.00	45,000.00	86,400							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.92 Total Land Value: 86,400 Market: 0 Agricultural: 0 Common: 86,400 PRINTED 07/30/2025 BY SYS