

LOTS 37 & 38 EX N40'
EX W 30 FT & N 40 FT
IN OR 329/543 & 353/194

GALLOWAY THERESA MCGINNIS
45392 CIRCLE DRIVE
CALLAHAN, FL 32011

2025

28-2N-25-3060-0037-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,478	100	1993	2,478	168,675
FOP	32	30	1993	10	681
PTO	494	5	2009	25	1,702
SFB	720	80	1993	576	39,208
USP	110	30	2009	33	2,246

TOTALS	3,834			3,122	212,511
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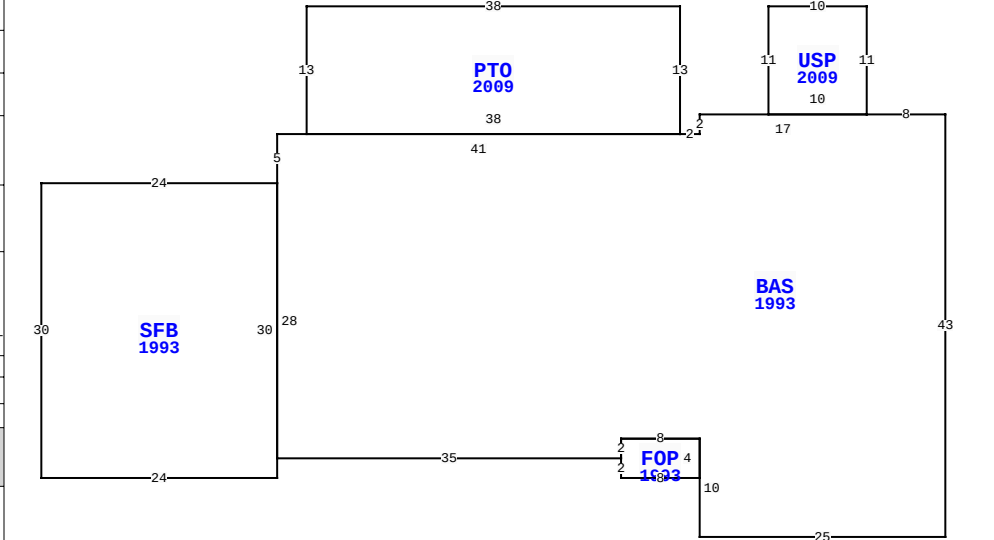
EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0803	ASPHALT C	0	100	0	0	4,500.00	SF	2.00
3	0825	BRICK	0	100	0	0	273.00	SF	12.50
4	0810	CONCRETE A	0	100	0	0	122.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	OR	0.00	0.00	9.50

REVIEW DATE	11/13/2019	BY	KBA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,122	97.5200	97.52	304,457	1974	1980		0	0	30.20	69.80	

1 SINGLE FAM - 100% - 1990 Heated Area: 3054 HX Base Yr 1990



45392 CIRCLE DR, CALLAHAN	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0803	ASPHALT C	0	100	0	0	4,500.00	SF	2.00	2.00	100	1980	1980	3	50	4,500	
3	0825	BRICK	0	100	0	0	273.00	SF	12.50	12.50	100	1982	1982	3	75	2,559	
4	0810	CONCRETE A	0	100	0	0	122.00	SF	6.50	6.50	100	1982	1982	3	35	278	

TOTAL OB/XF													8,877		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA			
05	OR	0.00	0.00	9.50	AC		1.00	1.00	1.00	19,500.00	19,500.00	1			

Total Acres: 9.50	Total Land Value: 185,250	Market: 0	Agricultural: 0	Common: 185,250
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NASSAU COUNTY PROPERTY										PAGE 1 of 4	6
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VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			268,668
TOTAL MARKET OB/XF VALUE			8,877
TOTAL LAND VALUE - MARKET			185,250
TOTAL MARKET VALUE			462,795
SOH/AGL Deduction			203,246
ASSESSED VALUE			259,549
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			203,827
TOTAL JUST VALUE			462,795
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			417,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001354	GARAGE	138,862	02/07/2018

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2605/1720	11/30/2022	FJ	U	I	11	0			
GRANTOR: KESSENGER THOMAS A ES									
GRANTEE: GALLOWAY THERESA MC									
0877/0904	4/06/1999	WD	Q	I	01	125,000			
GRANTOR: KESSENGER KATHY									
GRANTEE: KESSENGER THOMAS A									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W8 USP=[YR=2009] N11 W10 S11 E10\$ W17 S2 W2									
PTO=[YR=2009] N13 W38 S13 E38\$ W41 S5 SFB=[YR=1993] W24 S30									
E24N30\$ S28 E35 FOP=[YR=1993] S2 E8 N4 W8 S2 \$ N2 E8 S10 E25									
N43\$.									

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 3 of 4										6	
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		15		CONC BLOCK 100		8600		06		1,296		65.2344		16.96		21,980		1977		1977		0		0		0		50.00		50.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		3		BARNs		- 100%		- 1990		Heated Area: 1296		HX Base Yr 1990																Tax Group: 6					Tax Dist:				
Roof Cover		01		COMP SHNGL 100																												BUILDING MARKET VALUE					268,668				
Interior Wall		03		MINIMUM 100																												TOTAL MARKET OB/XF VALUE					8,877				
Interior Floo		03		CONC FINSH 100																												TOTAL LAND VALUE - MARKET					185,250				
Ceiling		01		FIN.SUSPD 100																												TOTAL MARKET VALUE					462,795				
Air Condition		01		NONE 100																												SOH/AGL Deduction					203,246				
Heating Type		01		NONE 100																												ASSESSED VALUE					259,549				
Plumbing		01		0 100																												TOTAL EXEMPTION VALUE					HX HB WX 55,722				
Frame		01		TYP WD 100																												BASE TAXABLE VALUE					203,827				
Story Height		01		0 100																												TOTAL JUST VALUE					462,795				
RMS		01		1 100																												NCON VALUE					0				
Stories		00		0 100																												INCOME VALUE									
Class		00		. 100																												PREVIOUS YEAR MKT VALUE					417,140				
Units		06		0 100																																					
BUD8 Adjustme		06		DIST 1D 100																																					
Occupancy		00		NONE 100																																					
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MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		8026.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,296		100		1993		1,296		10,990																															
TOTALS		1,296						1,296		10,990																															
EXTRA FEATURES																																									
L N		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											

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