PT OF LOTS 44 45 46
IN OR 273 PG 203
EAST CALLAHAN SUB PB 1/35

CRAWFORD MELVA K
45396 CIRCLE DRIVE
CALLAHAN, FL 32011

2025

28-2N-25-3060-0044-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

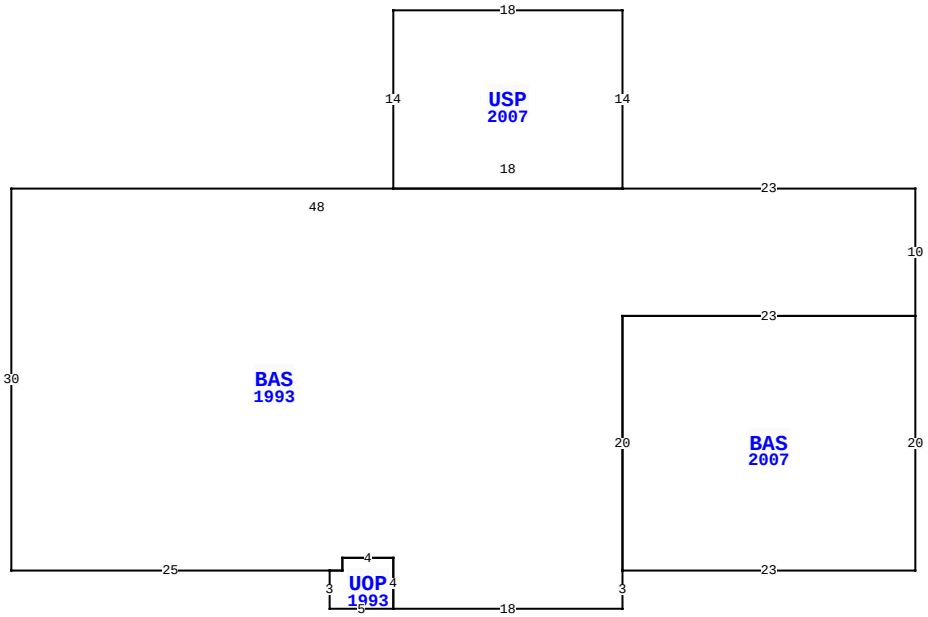
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	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
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,720	100	1993	1,720	141,084
BAS	460	100	2007	460	37,732
UOP	19	20	1993	4	328
USP	252	30	2007	76	6,234
TOTALS	2,451			2,260	185,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,260	121.5200	121.52	274,635	1979	1979	0	0	0	32.50	67.50

1 SINGLE FAM – 100% - 0 Heated Area: 2180 HX Base Yr



45396 CIRCLE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		197,564
TOTAL MARKET OB/XF VALUE		9,045
TOTAL LAND VALUE - MARKET		121,800
TOTAL MARKET VALUE		328,409
SOH/AGL Deduction		153,823
ASSESSED VALUE		174,586
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		118,864
TOTAL JUST VALUE		328,409
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0273/0203	8/01/1978	WD	Q	V		16,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 USP=[YR=2007] N14 W18 S14 E18$ W48 S30 E25
UOP=[YR=1993] S3 E5 N4 W4 S1 W1$ E1 N1 E4 S4 E18 N3
BAS=[YR=2007] E23 N20 W23 S20 $ N20 E23 N10$.

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	44	880	
2	0940	SHEDS/PORT	0	100	12	16	192.00	SF	9.00	9.00	100	1978	1978	3	20	346	
3	0810	CONCRETE A	0	100	41	2	82.00	SF	6.50	6.50	100	1978	1978	3	28	149	
4	0351	CARPORT MT	0	100	19	20	380.00	SF	6.00	6.00	100	2001	2001	3	20	456	
5	0940	SHEDS/PORT	0	100	4	4	16.00	SF	9.00	9.00	100	1980	1980	3	20	29	
6	0812	CONCRETE C	0	100	0	0	2,823.00	SF	4.00	4.00	100	1990	1990	3	57	6,436	
7	0940	SHEDS/PORT	0	100	16	12	192.00	SF	19.50	19.50	100	2002	2002	3	20	749	

LAND DESCRIPTION

TOTAL OB/XF 9,045

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	4.06	AC		1.00	1.00	1.00	30,000.00	30,000.00	121,800							

REVIEW DATE 11/13/2019 BY KBA Total Acres: 4.06 Total Land Value: 121,800 Market: 0 Agricultural: 0 Common: 121,800 PRINTED 07/30/2025 BY SYS

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IN OR 273 PG 203
EAST CALLAHAN SUB PB 1/35

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45396 CIRCLE DRIVE
CALLAHAN, FL 32011

2025

28-2N-25-3060-0044-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

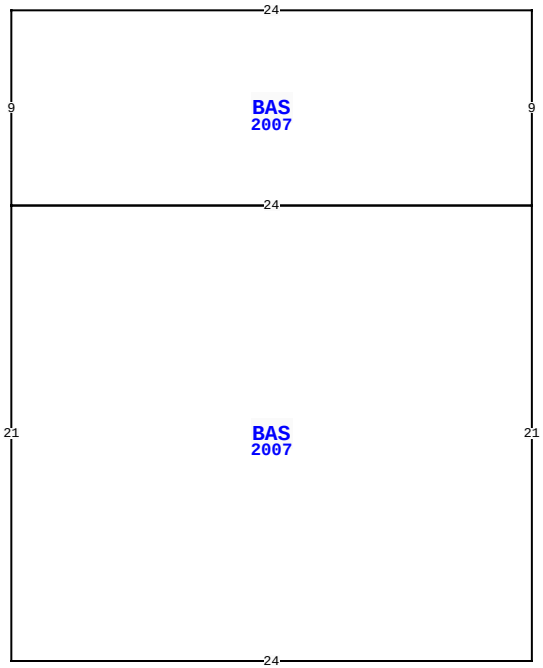
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	216	100	2007	216	3,655
BAS	504	100	2007	504	8,529
TOTALS	720			720	12,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	84.7000	31.34	22,565	1998	1998	0	0	0	46.00	54.00

2 GARAGE RES – 100% - 0 Heated Area: 720 HX Base Yr



45396 CIRCLE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0273/0203	8/01/1978	WD	Q	V		16,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W24 S9 BAS=[YR=2007] S21 E24 N21 W24$ E24 N9$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/13/2019 BY KBA Total Acres: 4.06 Total Land Value: 121,800 Market: 0 Agricultural: 0 Common: 121,800 PRINTED 07/30/2025 BY SYS