

WRIGHT AMANDA/WEAVER ALVA K
45343 GREEN AVE
CALLAHAN, FL 32011

29-2N-25-3120-0010-0000

BUILDING CHARACTERISTICS

CNSTRUCTION

ELEMENT CD

AVERAGE 100

WOOD TRUSS 100

MODULAR MT 100

DRYWALL 100

SHT VINYL 100

F.NOT SUS 100

CENTRAL 100

AIR DUCTED 100

7 100

WOOD FRAME 100

8 100

6 100

1. 100

0 100

OWNER OCC 100

Quality Level 03

STORES, 1 STORY

MKT AREA

07

NEIGHBORHOOD/LOC

1290.100

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS 1,296

100

1993

1,296

83,715

FOP 256

30

1993

77

4,974

UCP 324

20

1997

65

4,199

UOP 72

20

1993

14

905

TOTALS

1,948

1,452

93,792

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

1 0465 FNC GT 15'

0

0

0

0

1.00 UT

562.50

562.50

100

1991

1991

3

27

152

2 0424 CL FNC 6'

0

0

0

0

43.00 LF

20.00

20.00

100

1991

1991

3

27

232

3 0422 CL FNC 4'

0

0

0

0

92.00 LF

15.00

15.00

100

1985

1985

3

21

290

4 0811 CONCRETE B

0

0

31

27

837.00 SF

5.20

5.20

100

1980

1980

3

30

1,306

5 1243 WD DECK F

0

0

21

4

84.00 SF

8.00

8.00

100

2011

2011

3

45

302

LAND DESCRIPTION

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

1 001100 C STORE 1FLR

0

00006

MU

85.00

210.00

17,203.00

SF

1.00

1.00

1.00

4.50

4.50

77,414

REVIEW DATE

12/10/2021

BY

KK

Total Acres:

0.00

Total Land Value:

77,414

Market:

0

Agricultural:

0

Common:

77,414

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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

1101 04 1,452 92.6100 129.19 187,584 1935 1950 0 0 0 50.00 50.00

Heated Area: 1296 HX Base Yr

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

STANDARD

Tax Group: 1 Tax Dist:

BUILDING MARKET VALUE 93,792

TOTAL MARKET OB/XF VALUE 2,282

TOTAL LAND VALUE - MARKET 77,414

TOTAL MARKET VALUE 173,488

SOH/AGL Deduction 0

ASSESSED VALUE 173,488

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 173,488

TOTAL JUST VALUE 173,488

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 167,079

SALES DATA

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

2478/0080 7/08/2021 QC U I 11 100

GRANTOR: WEAVER KATHERN A & MA

GRANTEE: WRIGHT AMANDA & ALV

0765/0425 7/16/1996 WD Q I 69,000

GRANTOR: CONWAY HAZEL J

GRANTEE: WEAVER KATHERN & MA

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W4 BAS=[YR=1993] W3 UCP=[YR=1997] N18 W18 S18
E18 \$ W21 S18 W4 S27 FOP=[YR=1993] S8 E32 N8 W32 \$ E32 N27 W4
N18 \$ S18 E4 N18 \$.

45343 GREEN AVE, CALLAHAN

BLD DATE 10/02/2020 KK LGL DATE 05/13/2025 DC

XF DATE INC DATE LAND DATE AG DATE