BLK 1 PT LOT 6 IN OR 2012/1487
BEING TRACT 1 PARAGRAPH 1
(EX PT IN OR 391/426)

CSL FLORIDA SYSTEM LLC
C/O WINDSTREAM COMMUNICATIONS, ATTN: CHRISTINE ZIHALA
LITTLE ROCK, AR 72212

2025

29-2N-25-3120-0014-0000

BUILDING CHARACTERISTICS

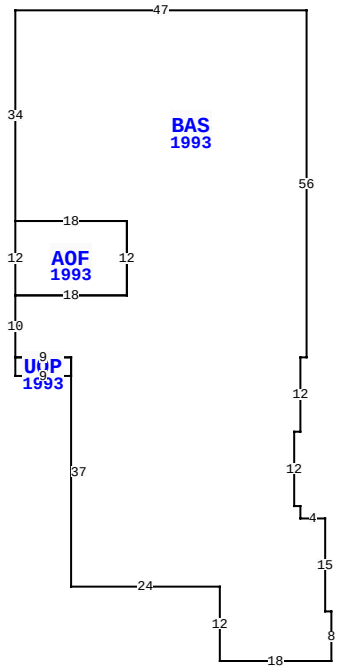
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	15	CONC BLOCK 10
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	10	TERRAZZO 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		17 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	9100	UTILITIES
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	216	100	1993	216	8,692
BAS	4,029	100	1993	4,029	162,123
UOP	27	20	1993	5	201
TOTALS	4,272			4,250	171,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	4,250	95.4656	134.13	570,052	1960	1980	0	0	0	70.00	30.00

1 OFFICE – 0% - 0 Heated Area: 4245 HX Base Yr



45403 GREEN AVE, CALLAHAN

BLD DATE	02/17/2022	KK	LGL DATE	
XF DATE	02/17/2022	KK	LAND DATE	07/09/2024 TD
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	171,016
TOTAL MARKET OB/XF VALUE	8,370
TOTAL LAND VALUE - MARKET	77,605
TOTAL MARKET VALUE	256,991
SOH/AGL Deduction	0
ASSESSED VALUE	256,991
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,991
TOTAL JUST VALUE	256,991
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	265,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2220	OTHER	5,000	07/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2012/1487	8/20/2015	SW	U	I	20	100
GRANTOR: WINDSTREAM FLORIDA LL						
GRANTEE: CSL FLORIDA SYSTEM						
0254/0237	8/20/1957	WD	Q	V		5,000
GRANTOR: HODGES LEON C & DORIS						
GRANTEE: NORTH FLORIDA TELEP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 N15 W4 N2 W1 N12 E1 N12 E1 N56 W47 S34
AOF=[YR=1993] E18 S12 W18 N12 $ E18 S12 W18 S10 UOP=[YR=1993]
E9 S3 W9 N3 $ E9 S37 E24 S12 E18 N8 $.

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	0803	ASPHALT C	0	0	0	0	6,391.00	SF	2.00	2.00	100	1970	1970	3	50	6,391	
2	0422	CL FNC 4'	0	0	0	0	300.00	LF	15.00	15.00	100	1970	1970	3	20	900	
3	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1970	1970	3	20	140	
4	0402	CONC BUMPE	0	0	0	0	8.00	UT	25.00	25.00	100	1980	1980	3	44	88	
5	0978	SECURTY LT	0	0	0	0	7.00	UT	450.00	450.00	100	1990	1990	3	27	851	

LAND DESCRIPTION

TOTAL OB/XF 8,370

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	009100	C	UTILITY	0	0006	CH			14,110.00	SF		1.00	1.00	1.00	5.50	5.50	77,605							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.32 Total Land Value: 77,605 Market: 0 Agricultural: 0 Common: 77,605 PRINTED 07/30/2025 BY SYS