

BLK 2 PT LOT 4 IN OR 1336/318
JEHU BOOTHE SURVEY PBK 1/29

CLARK BARBARA ANN
P O BOX 678
CALLAHAN, FL 32011

2025

29-2N-25-3120-0030-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	07
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NEIGHBORHOOD/LOC	7001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,282	100	1993	1,282	107,116
DCK	64	10	2008	6	502
FOP	42	30	1993	13	1,087
UST	48	45	2008	22	1,838

TOTALS	1,436			1,323	110,542
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,323	107.1200	107.12	141,720	1910	1980		0	0	22.00	78.00	
1 SINGLE FAM - 0% - 0 Heated Area: 1282 HX Base Yr													
45163 GREEN AVE, CALLAHAN													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	110,542		
TOTAL MARKET OB/XF VALUE	400		
TOTAL LAND VALUE - MARKET	66,780		
TOTAL MARKET VALUE	177,722		
SOH/AGL Deduction	35,338		
ASSESSED VALUE	142,384		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	142,384		
TOTAL JUST VALUE	177,722		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	172,863		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2185	CARPORT	0	03/31/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1336/0318	7/26/2005	WD	U	I	18	100	
GRANTOR: CLARK LOUELLA L/E							
GRANTEE: CLARK FRANCIS L & B							
0171/0085	1/01/1974	WD	Q	I		8,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W46 S31 E9 FOP=[YR=1993] S6 E7 N6 W7\$ E29 N12									
UST=[YR=2008] E8 DCK=[YR=2008] E8 N8 W8 S8\$ N6 W8 S6\$ N6 E8									
N13\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	MU	95.00	105.00	95.40

REVIEW DATE	12/05/2019	BY	KBA	Total Acres: 0.00	Total Land Value: 66,780	Market: 0	Agricultural: 0	Common: 66,780	PRINTED 07/30/2025 BY SYS
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