IN OR 2325/946
PT OF BLOCK 2
BOOTHS SURVEY PB1/29

WILKINSON WILLIAM HOUSTON III
45209 GREEN AVE
CALLAHAN, FL 32011

2025

29-2N-25-3120-0032-0000

BUILDING CHARACTERISTICS

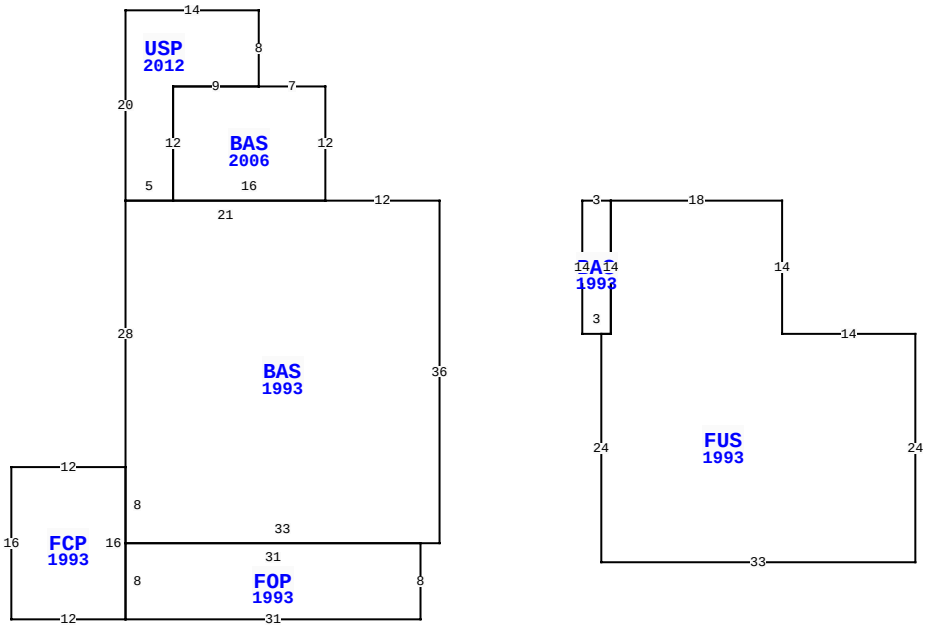
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	42	100	1993	42	4,220
BAS	1,188	100	1993	1,188	119,370
BAS	192	100	2006	192	19,292
FCP	192	25	1993	48	4,823
FOP	248	30	1993	74	7,436
FUS	1,044	100	1993	1,044	104,901
USP	172	30	2012	52	5,225
TOTALS	3,078			2,640	265,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,640	94.5600	124.82	329,525	1900	1975	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 2021 Heated Area: 2466 HX Base Yr 2021



45209 GREEN AVE, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		265,268
TOTAL MARKET OB/XF VALUE		4,877
TOTAL LAND VALUE - MARKET		80,584
TOTAL MARKET VALUE		350,729
SOH/AGL Deduction		120,204
ASSESSED VALUE		230,525
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		179,803
TOTAL JUST VALUE		350,729
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,655

THE CARPORT IS ON LOT 34

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4180	CARPORT	0	03/01/2018
B2904	GARAGE	4,000	04/18/2006
2257	XFOB	1,000	10/31/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2325/0946	12/13/2019	WD	Q	I	01	210,000
GRANTOR: WORD HOWARD E & JACQL						
GRANTEE: WILKINSON WILLIAM H						
1888/0734	10/31/2013	WD	Q	I	01	150,000
GRANTOR: THOMAS PATRICIA G & J						
GRANTEE: WORD HOWARD E & JAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 BAS=[YR=2006] N12 W7 USP=[YR=2012] N8 W14 S20 E5 N12 E9$ W9 S12 E16$ W21 S28 FCP=[YR=1993] W12 S16 E12 FOP=[YR=1993] E31 N8 W31 S8$ N16$ S8 E33 N36$ PTR=E15 BAS=[YR=1993] E3 FUS=[YR=1993] E18 S14 E14 S24 W33 N24 E1 N14$ S14 W3 N14 $ W15$.

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	0811	CONCRETE B	0	100	0	0	780.00	SF	5.20	5.20	100	2006	2006	3	86	3,488	
2	0940	SHEDS/PORT	0	100	12	24	288.00	SF	20.10	20.10	100	2006	2006	3	24	1,389	

LAND DESCRIPTION

TOTAL OB/XF 4,877

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	0006	MU	115.00	162.00	115.12	FF		1.00	1.00	1.00	700.00	700.00	80,584							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 80,584 Market: 0 Agricultural: 0 Common: 80,584 PRINTED 07/30/2025 BY SYS