BLK 4 PT LOTS 2 & 3
IN OR 922/1311
BOOTHS SURVEY PBK 1/29

BAKER JOHN GARY/
P O BOX 1177
CALLAHAN, FL 32011-0347

2025

29-2N-25-3120-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

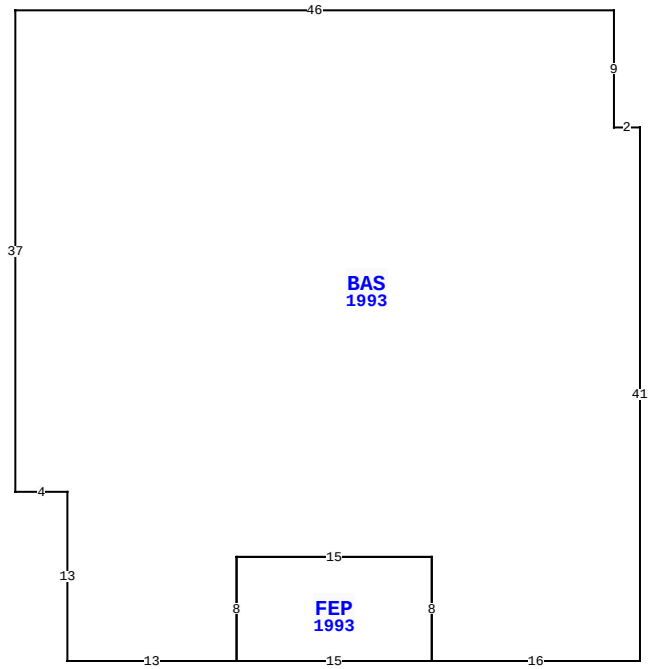
DOR CODE 1200 STORE/OFFICE/RESID
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 1290.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,210	100	1993	2,210	71,296
FEP	120	80	1993	96	3,097
TOTALS	2,330			2,306	74,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	01	2,306	104.3700	146.64	338,152	1925	1975	0	0	0	78.00	22.00

1 OFFICE – 0% - 0 Heated Area: 2210 HX Base Yr



45328 GREEN ST, CALLAHAN

BLD DATE	02/25/2020	KKA	LGL DATE	
XF DATE			LAND DATE	05/13/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	215,440
TOTAL MARKET OB/XF VALUE	7,246
TOTAL LAND VALUE - MARKET	95,229
TOTAL MARKET VALUE	317,915
SOH/AGL Deduction	0
ASSESSED VALUE	317,915
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	317,915
TOTAL JUST VALUE	317,915
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2599	SIGN	0	04/29/2003
2319	SIGN	30	11/27/2000
2285	REMODEL	0	09/28/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0922/1311	3/06/2000	QC	Q	I	01	100
GRANTOR: CALLAHAN INVESTMENTS						
GRANTEE: BAKER JOHN GARY						
0886/1900	6/14/1999	QC	Q	I	06	100
GRANTOR: BRIDGES BOBBY						
GRANTEE: BAKER JOHN GARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N9 W46 S37 E4 S13 E13 FEP=[YR=1993] E15 N8 W15 S8$ N8 E15 S8 E16 N41$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
2	0810	CONCRETE A	0	0	138	3	414.00	SF	6.50	6.50	100	1975	1975	3	25	673	
3	1242	WD DECK A	0	0	12	5	60.00	SF	10.00	10.00	100	1980	1980	3	20	120	
4	0810	CONCRETE A	0	0	29	10	290.00	SF	6.50	6.50	100	1990	1990	3	57	1,074	
5	0810	CONCRETE A	0	0	0	0	150.00	SF	6.50	6.50	100	2000	2000	3	77	751	
6	0810	CONCRETE A	0	0	27	10	270.00	SF	6.50	6.50	100	2000	2000	3	77	1,351	
7	0810	CONCRETE A	0	0	7	3	21.00	SF	6.50	6.50	100	1980	1980	3	30	41	
8	0680	POLE SHED	0	0	8	5	40.00	SF	10.00	10.00	100	2000	2000	3	27	108	
9	0680	POLE SHED	0	0	4	4	16.00	SF	10.00	10.00	100	2005	2005	3	36	58	
10	0443	STK FNC 6'	0	0	0	0	189.00	LF	10.00	10.00	100	2013	2013	3	55	1,040	

TOTAL OB/XF 7,246

LAND DESCRIPTION

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	001200	C	STORE COMB	0	0006	MU	94.00	215.00	21,162.00	SF		1.00	1.00	1.00	4.50	4.50	95,229							

REVIEW DATE 02/25/2020 BY KKA Total Acres: 0.00 Total Land Value: 95,229 Market: 0 Agricultural: 0 Common: 95,229 PRINTED 07/30/2025 BY SYS

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IN OR 922/1311
BOOTHS SURVEY PBK 1/29

BAKER JOHN GARY/
P O BOX 1177
CALLAHAN, FL 32011-0347

2025

29-2N-25-3120-0043-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

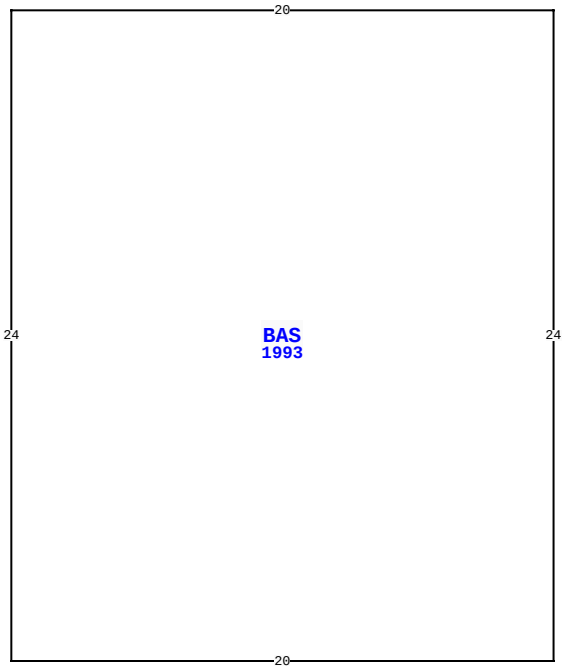
DOR CODE	1200	STORE/OFFICE/RESID	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	1993	480	45,621
TOTALS	480			480	45,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	480	117.7000	117.70	56,496	1975	1975	0	0	0	19.25	80.75

2 SINGLE FAM – 0% - 0 Heated Area: 480 HX Base Yr



45328 GREEN ST, CALLAHAN

BLD DATE	02/25/2020	KKA	LGL DATE	
XF DATE			LAND DATE	05/13/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 3 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	215,440
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TOTAL LAND VALUE - MARKET	95,229
TOTAL MARKET VALUE	317,915
SOH/AGL Deduction	0
ASSESSED VALUE	317,915
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	317,915
TOTAL JUST VALUE	317,915
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0922/1311	3/06/2000	QC	Q	I	01	100
GRANTOR: CALLAHAN INVESTMENTS						
GRANTEE: BAKER JOHN GARY						
0886/1900	6/14/1999	QC	Q	I	06	100
GRANTOR: BRIDGES BOBBY						
GRANTEE: BAKER JOHN GARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S24 E20 N24 $. 10E12 $ W16 S24 E20 N24 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/25/2020 BY KKA Total Acres: 0.00 Total Land Value: 95,229 Market: 0 Agricultural: 0 Common: 95,229 PRINTED 07/30/2025 BY SYS

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2025

29-2N-25-3120-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

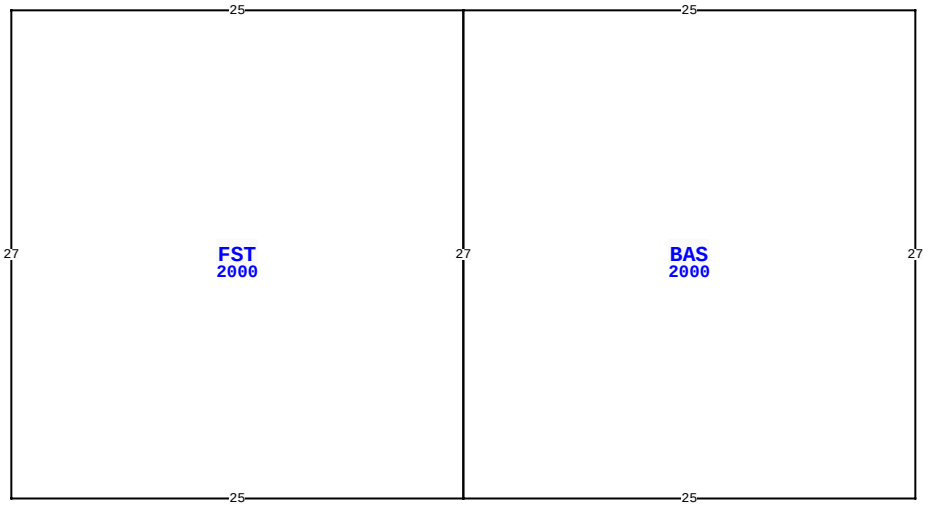
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 60
Interior Floo	14	CARPET 40
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	01	TYP WD 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	675	100	2000	675	63,587
FST	675	50	2000	338	31,840
TOTALS	1,350			1,013	95,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,013	87.6960	122.34	123,930	2000	2000	0	0	0	23.00	77.00

3 RETAILSTOR – 0% - 0 Heated Area: 675 HX Base Yr



45328 GREEN ST, CALLAHAN

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ASSESSED VALUE	317,915
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	317,915
TOTAL JUST VALUE	317,915
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTEE: BAKER JOHN GARY						
0886/1900	6/14/1999	QC	Q	I	06	100
GRANTOR: BRIDGES BOBBY						
GRANTEE: BAKER JOHN GARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W25 FST=[YR=2000] W25 S27 E25 N27 $ S27 E25 N27 $.

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 02/25/2020 BY KKA Total Acres: 0.00 Total Land Value: 95,229 Market: 0 Agricultural: 0 Common: 95,229 PRINTED 07/30/2025 BY SYS