PT OF LOT 2 BLOCK 3
IN OR 1921/1294
BOOTHE SURVEY PB1/29

ALLEN ANITA A
45208 GREEN AVE
CALLAHAN, FL 32011

2025

29-2N-25-3120-0054-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

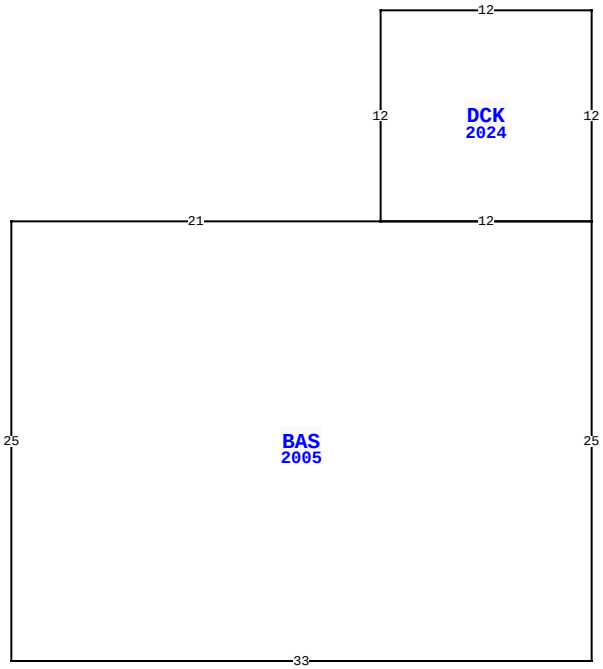
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	825	100	2005	825	82,418
DCK	144	10	2024	14	1,399
TOTALS	969			839	83,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	839	108.0000	108.00	90,612	2005	2008	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2018 Heated Area: 825 HX Base Yr 2018



45208 GREEN AVE, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		83,816
TOTAL MARKET OB/XF VALUE		3,436
TOTAL LAND VALUE - MARKET		73,500
TOTAL MARKET VALUE		160,752
SOH/AGL Deduction		88,560
ASSESSED VALUE		72,192
TOTAL EXEMPTION VALUE	HX HB	47,192
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		160,752
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,148

MISC SHED & CONCRETE NO VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23-4721	ROOF		12/11/2023
4241	XFOB	0	04/01/2019
B2766	NEW CONSTR	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1921/1294	6/02/2014	QC	U	I	11	100
GRANTOR: ALLEN LOIS T						
GRANTEE: ALLEN ANITA A						
1805/0621	5/04/2001	QC	Q	I	01	20,000
GRANTOR: THOMAS LULA M						
GRANTEE: ALLEN LOIS T						

BUILDING NOTES

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	0810	CONCRETE A	0	100	18	5	90.00	SF	6.50	6.50	100	1985	1985	3	44	257	
2	0351	CARPORT MT	0	100	24	20	480.00	SF	6.10	6.10	100	2018	1990	3	78	2,284	
3	0810	CONCRETE A	0	100	0	0	164.00	SF	6.50	6.50	100	2005	2005	3	84	895	

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W12 W21 S25 E33 N25 $
DCK=[YR=2024;ORIG=-12,0] E12 N12 W12 S12 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,436

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	105.00	210.00	105.00	FF		1.00	1.00	1.00	700.00	700.00	73,500							

REVIEW DATE 01/30/2024 BY KW Total Acres: 0.00 Total Land Value: 73,500 Market: 0 Agricultural: 0 Common: 73,500 PRINTED 07/30/2025 BY SYS