BLOCK 23 PT OF LOTS 6 & 7
IN OR 2584/781
J M DANCY SURVEY

CUMMINS ROBERT C & HEATHER E
4090 HODGES BLVD APT 1213
JACKSONVILLE, FL 32224

2025

29-2N-25-3120-0070-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

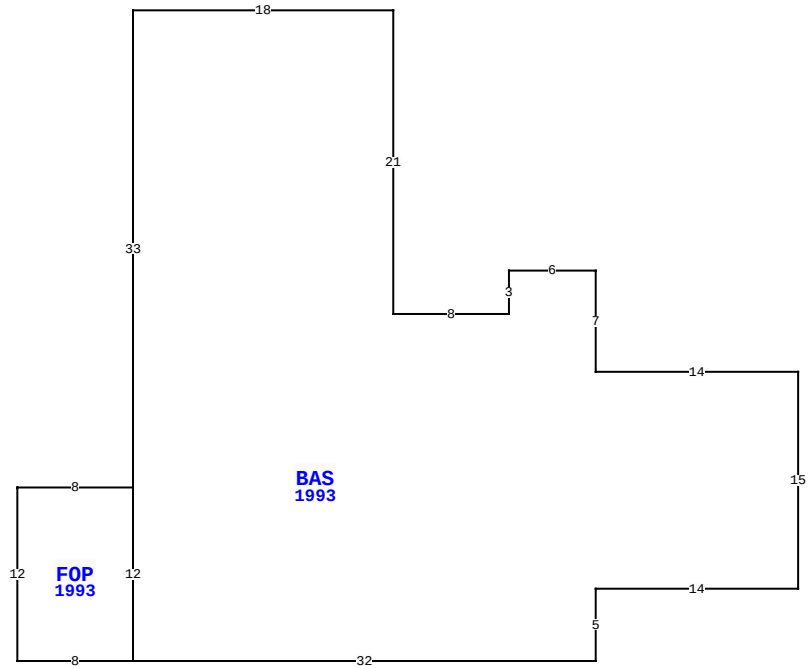
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,374	100	1993	1,374	143,169
FOP	96	30	1993	29	3,022
TOTALS	1,470			1,403	146,191

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,403	121.8672	121.87	170,984	1958	1995	0	0	0	14.50	85.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1374 HX Base Yr



45125 SECOND AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	146,191
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	67,200
TOTAL MARKET VALUE	213,391
SOH/AGL Deduction	0
ASSESSED VALUE	213,391
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	213,391
TOTAL JUST VALUE	213,391
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	206,886

MISC SHED NO VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4431	REPAIR/RRF	0	09/16/2021
2193	REPAIR/RRF	5,716	04/21/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2584/0781	8/12/2022	WD	Q	I	01	245,000
GRANTOR: PROPST ZACHARY JAMES						
GRANTEE: CUMMINS ROBERT C &						
2539/0860	1/31/2022	WD	Q	I	01	197,000
GRANTOR: JONES ALLEN LAMARR JR						
GRANTEE: PROPST ZACHARY JAME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 N7 W6 S3 W8 N21 W18 S33 FOP=[YR=1993] W8 S12 E8N12$ S12 E32 N5 E14 N15$.

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
1	000100	C	RES	0	0006	CH	0.00	0.00	16,800.00	SF		1.00	1.00	0.50	8.00	4.00	67,200							

REVIEW DATE 08/16/2021 BY KB Total Acres: 0.00 Total Land Value: 67,200 Market: 0 Agricultural: 0 Common: 67,200 PRINTED 07/30/2025 BY SYS