IN OR 449/525
TEMP ESMT OR 705/410
EX R/W OR 569/1177 &

BEAN GLINISH I
P O BOX 852
CALLAHAN, FL 32011-0852

2025

29-2N-25-3120-0078-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	05	Quality Level 05

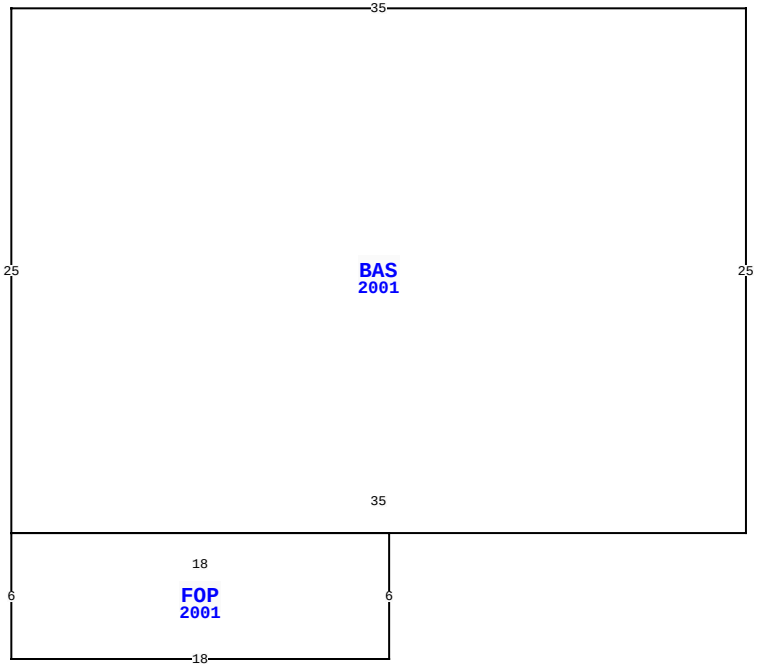
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	875	100	2001	875	102,405
FOP	108	30	2001	32	3,745
TOTALS	983			907	106,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	907	131.8680	131.87	119,606	2001	2001	0	0	0	11.25	88.75

1 SINGLE FAM – 100% - 0 Heated Area: 875 HX Base Yr 1987



45290 WARRIOR DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		106,150
TOTAL MARKET OB/XF VALUE		3,378
TOTAL LAND VALUE - MARKET		34,020
TOTAL MARKET VALUE		143,548
SOH/AGL Deduction		37,733
ASSESSED VALUE		105,815
TOTAL EXEMPTION VALUE	HX HB DX WX	60,722
BASE TAXABLE VALUE		45,093
TOTAL JUST VALUE		143,548
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2387	NEW CONSTR	0	09/13/2001
2466	REMODEL	300	10/10/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0449/0525	3/01/1985	WD	Q	V		9,800

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W35 S25 FOP=[YR=2001] S6 E18 N6 W18 $ E35 N25 $.

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	0940	SHEDS/PORT	0	100	20	9	180.00	SF	19.50	19.50	100	1992	1992	3	20	702	
2	0810	CONCRETE A	0	100	0	0	352.00	SF	6.50	6.50	100	2003	2003	3	82	1,876	
3	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2003	2003	3	20	800	

LAND DESCRIPTION

TOTAL OB/XF 3,378

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	001000	C	COMMERCIAL	100	0006	CG -	C 0.00	0.00	11,340.00	SF		1.00	1.00	1.00	3.00	3.00	34,020							

REVIEW DATE 07/23/2021 BY KB Total Acres: 0.00 Total Land Value: 34,020 Market: 0 Agricultural: 0 Common: 34,020 PRINTED 07/30/2025 BY SYS