BLOCK 2 PT OF LOT 6
IN OR 2089/1297
E H BRADDOCKS ADDITION

COLE LEVI
45112 SECOND AVE
CALLAHAN, FL 32011

2025

29-2N-25-3160-0002-0066

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

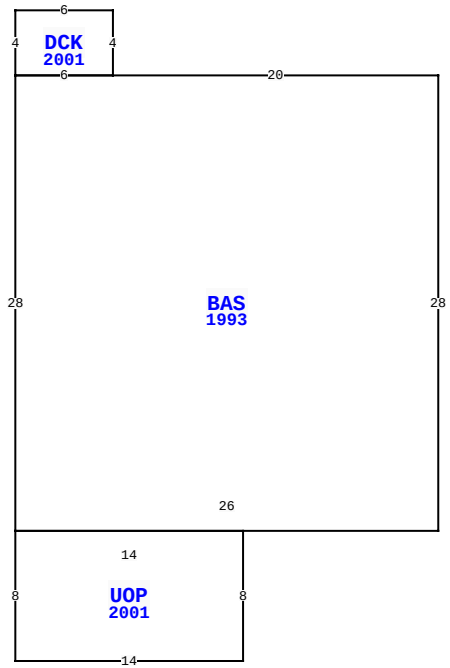
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	728	100	1993	728	73,113
DCK	24	10	2001	2	201
UOP	112	20	2001	22	2,209
TOTALS	864			752	75,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	752	121.0000	121.00	90,992	1955	1985	0	0	0	17.00	83.00

1 SINGLE FAM – 0% - 2025 Heated Area: 728 HX Base Yr



45112 SECOND 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	75,523
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	145,523
SOH/AGL Deduction	0
ASSESSED VALUE	145,523
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,523
TOTAL JUST VALUE	145,523
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	141,963

EXTERIOR IS T1-11

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2273	REMODEL	1,000	06/20/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2718/844	6/11/2024	FJ	U	I	11	0
GRANTOR: COLE KENNETH DOYLE ES						
GRANTEE: COLE LEVI						
2089/1297	12/15/2016	WD	Q	I	01	48,000
GRANTOR: HICKOX DONALD W & PAT						
GRANTEE: COLE KENNETH DOYLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 DCK=[YR=2001] N4 W6 S4 E6$ W6 S28
UOP=[YR=2001] S8 E14 N8 W14$ E26 N28$.

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	RL	100.00	98.00	100.00	FF		1.00	1.00	1.00	700.00	700.00	70,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS