BLOCK 3 PT OF LOTS 4 & 5
IN OR 2506/1157
E H BRADDOCK ADD DB 39/362

SCHWEND JOSHUA PAUL/ROHN EMILY K
PO BOX 235
CALLAHAN, FL 32011

2025

29-2N-25-3160-0003-0054

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	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

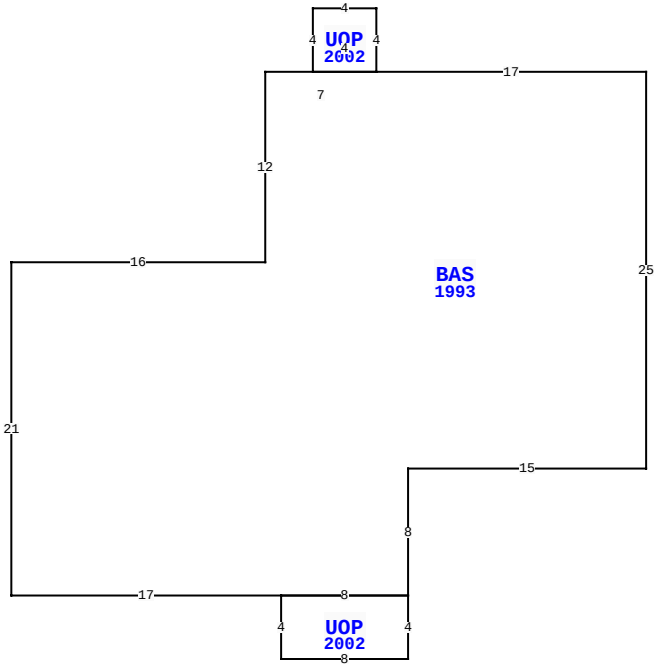
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1993	1,008	101,744
UOP	16	20	2002	3	303
UOP	32	20	2002	6	606
TOTALS	1,056			1,017	102,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,017	121.6080	121.61	123,677	1948	1985	0	0	0	17.00	83.00

1 SINGLE FAM – 0% - 0 Heated Area: 1008 HX Base Yr



45237 FOURTH AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
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	102,652
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	139,300
TOTAL MARKET VALUE	241,952
SOH/AGL Deduction	38,685
ASSESSED VALUE	203,267
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	203,267
TOTAL JUST VALUE	241,952
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	237,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R4554	REPAIR/RRF	0	04/01/2022
2411	REMODEL	2,500	11/30/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2506/1157	10/14/2021	WD	Q	I	01	135,000
GRANTOR: JOHNSON KAREN H POWEL						
GRANTEE: SCHWEND JOSHUA PAUL						
0160/0032	1/01/1973	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 UOP=[YR=2002] N4 W4 S4 E4$ W7 S12 W16 S21 E17 UOP=[YR=2002] S4 E8 N4 W8$ E8 N8 E15 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

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	0.00	0.00	70.00	FF		1.00	1.00	1.00	700.00	700.00	49,000							
2	000100	C	RES	0		RL	0.00	0.00	172.00	FF		1.00	1.00	0.75	700.00	525.00	90,300							

REVIEW DATE 11/28/2022 BY KW Total Acres: 0.00 Total Land Value: 139,300 Market: 0 Agricultural: 0 Common: 139,300 PRINTED 07/30/2025 BY SYS