BLOCK 4 PT LOTS 3 & 6
IN OR 2780/1057
E H BRADDOCK ADD TO TOWN OF CALL

RAYNOLDS JAMES WOOD & VIRGINIA JO LEE
45250 4TH AVE
CALLAHAN, FL 32011

2025

29-2N-25-3160-0004-0062

BUILDING CHARACTERISTICS

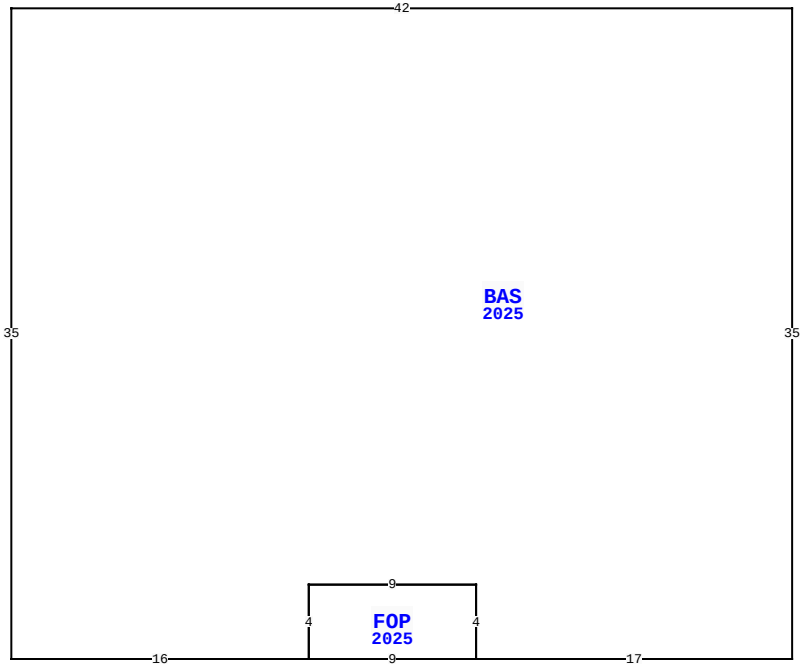
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Kitch	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
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	1,434	100	2025	1,434	211,329
FOP	36	30	2025	11	1,621
TOTALS	1,470			1,445	212,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,445	111.6440	147.37	212,950	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2025 Heated Area: 1434 HX Base Yr



45250 FOURTH AV, CALLAHAN

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

EXTRA FEATURES

L N	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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	212,950
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	56,700
TOTAL MARKET VALUE	269,650
SOH/AGL Deduction	0
ASSESSED VALUE	269,650
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	269,650
TOTAL JUST VALUE	269,650
NCON VALUE	212,950
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4744-POOL	SCREEN ENCLOSURE		10/01/2024
4744-E	NEW SFR		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2780/1057	4/10/2025	WD	Q	I	01	276,900
GRANTOR: TIMBERLINE INC						
GRANTEE: RAYNOLDS JAMES WOOD						
2706/1337	4/02/2024	SW	U	V	11	100
GRANTOR: CLASS INVESTMENTS COM						
GRANTEE: TIMBERLINE INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E42 S35 W17 N4 W9 S4 W16 N35 $
FOP=[YR=2025;ORIG=26,41] E9 S4 W9 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			81.00	100.00	81.00	FF		1.00	1.00	1.00	700.00	700.00	56,700							

REVIEW DATE 06/11/2025 BY TW Total Acres: 0.00 Total Land Value: 56,700 Market: 0 Agricultural: 0 Common: 56,700 PRINTED 07/30/2025 BY SYS