BLOCK 1 PT OF LOTS 1 & 2
S-1 IN OR 1926/919
LAKESIDE PARK SUB PB 0/36

MILLIGAN THERESA A
45045 SECOND AV
CALLAHAN, FL 32011

2025

29-2N-25-3200-0001-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

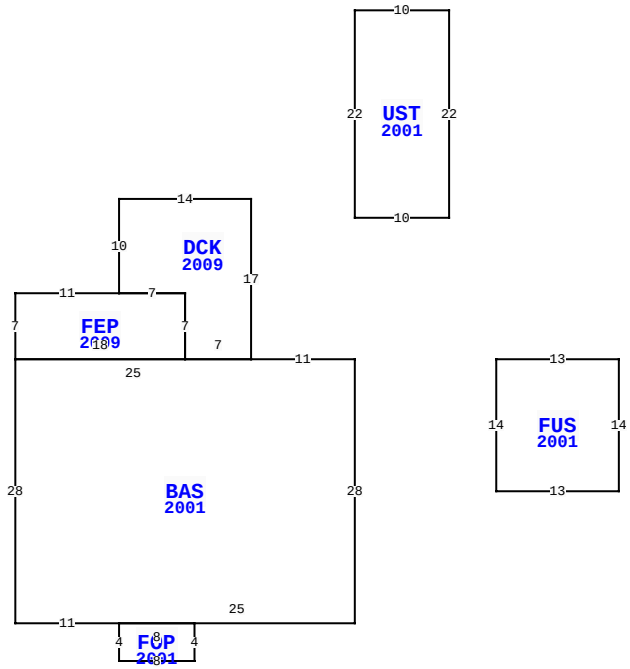
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	2001	1,008	104,685
DCK	189	10	2009	19	1,973
FEP	126	80	2009	101	10,490
FOP	32	30	2001	10	1,039
FUS	182	100	2001	182	18,902
UST	220	45	2001	99	10,281
TOTALS	1,757			1,419	147,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,419	116.6880	116.69	165,583	2001	2001	0	0	0	11.00	89.00

1 SINGLE FAM – 100% - 2015 Heated Area: 1190 HX Base Yr 2015



45045 SECOND AVE, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		147,369
TOTAL MARKET OB/XF VALUE		6,395
TOTAL LAND VALUE - MARKET		56,000
TOTAL MARKET VALUE		209,764
SOH/AGL Deduction		98,666
ASSESSED VALUE		111,098
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		60,376
TOTAL JUST VALUE		209,764
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B002326	NEW CONSTR	30,000	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1926/0919	7/02/2014	SW	U	I	12	70,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: MILLIGAN THERESA A						
1894/1356	12/20/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W11 DCK=[YR=2009] N17 W14 S10 FEP=[YR=2009] W11 S7 E18 N7 W7$ E7 S7 E7$ W25 S28 E11 FOP=[YR=2001] S4 E8 N4 W8 $ E25 N28 $ PTR= E15 FUS=[YR=2001] E13 S14 W13 N14 $ W15 $ PTR= N15 UST=[YR=2001] E10 N22 W10 S22 $ S15 $.

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	0820	WOOD WALK	0	100	40	2	80.00	SF	6.46	6.46	100	2001	2001	3	40	207	
2	0810	CONCRETE A	0	100	0	0	652.00	SF	6.50	6.50	100	2002	2002	3	80	3,390	
3	0351	CARPORT MT	0	100	40	12	960.00	SF	10.00	10.00	100	2005	2005	3	22	2,112	
4	0940	SHEDS/PORT	0	100	10	16	160.00	SF	19.50	19.50	100	2005	2005	3	22	686	

LAND DESCRIPTION

TOTAL OB/XF 6,395

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	100		MU	80.00	100.00	80.00	FF		1.00	1.00	1.00	700.00	700.00	56,000							

REVIEW DATE 12/05/2019 BY KBA Total Acres: 0.00 Total Land Value: 56,000 Market: 0 Agricultural: 0 Common: 56,000 PRINTED 07/30/2025 BY SYS