BLOCK 3 LOT 8
IN OR 294/58 & OR 597/639
LAKESIDE PARK SUB PB 0/36

RAU PENNY LEEANN
45128 WARRIOR DRIVE
CALLAHAN, FL 32011

2025

29-2N-25-3200-0003-0080

BUILDING CHARACTERISTICS

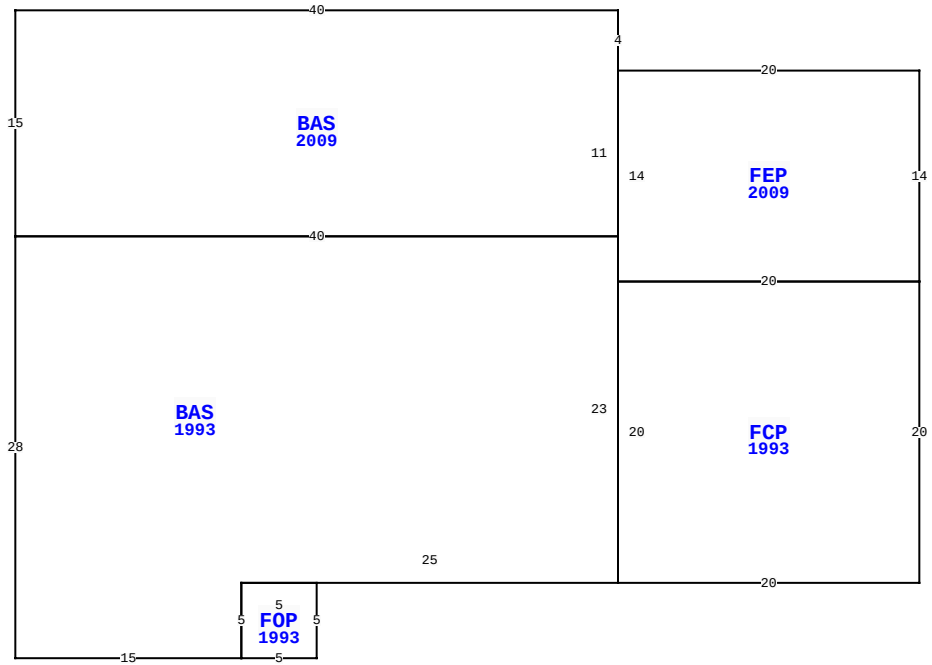
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	995	100	1993	995	90,381
BAS	600	100	2009	600	54,501
FCP	400	25	1993	100	9,083
FEP	280	80	2009	224	20,347
FOP	25	30	1993	8	727
TOTALS	2,300			1,927	175,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,927	108.9760	108.98	210,004	1961	1990	0	0	0	16.65	83.35

1 SINGLE FAM – 100% - 1980 Heated Area: 1595 HX Base Yr 1980



45128 WARRIOR DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		175,038
TOTAL MARKET OB/XF VALUE		8,968
TOTAL LAND VALUE - MARKET		68,600
TOTAL MARKET VALUE		252,606
SOH/AGL Deduction		132,949
ASSESSED VALUE		119,657
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		63,935
TOTAL JUST VALUE		252,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0294/0058	6/01/1979	WD	Q	I		31,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2009] W20 BAS=[YR=2009] N4 W40 S15 BAS=[YR=1993] S28 E15 FOP=[YR=1993] E5N5 W5S5$ N5 E25 FCP=[YR=1993] E20 N20 W20 S20$ N23 W40$ E40 N11$ S14 E20 N14$.

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	0810	CONCRETE A	0	100	0	0	51.00	SF	6.50	6.50	100	1995	1995	3	68	225	
2	0810	CONCRETE A	0	100	0	0	1,435.00	SF	6.50	6.50	100	1995	1995	3	68	6,343	
3	0810	CONCRETE A	0	100	0	0	55.00	SF	6.50	6.50	100	1995	1995	3	68	243	
4	1242	WD DECK A	0	100	0	0	396.00	SF	10.00	10.00	100	2000	2000	3	20	792	
5	0851	PATIO STON	0	100	0	0	126.00	SF	1.13	1.13	100	2000	2000	3	77	109	
6	0940	SHEDS/PORT	0	100	11	16	176.00	SF	21.30	21.30	100	1985	1985	3	20	750	
7	0681	POLE SHED	0	100	11	7	77.00	SF	15.00	15.00	100	2000	2000	3	27	312	
8	0681	POLE SHED	0	100	4	12	48.00	SF	15.00	15.00	100	2000	2000	3	27	194	

LAND DESCRIPTION

TOTAL OB/XF 8,968

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	0006	RL	98.00	168.00	98.00	FF		1.00	1.00	1.00	700.00	700.00	68,600							

REVIEW DATE 05/05/2020 BY KBA Total Acres: 0.00 Total Land Value: 68,600 Market: 0 Agricultural: 0 Common: 68,600 PRINTED 07/30/2025 BY SYS