BLOCK 12 PT OF LOTS 1 2 & 4
IN OR 2781/1299
LAKESIDE PARK SUB PB 0/36

BITNER DEYLON ANDREW & JESSICA RENEE
45059 BRINKLEY ST
CALLAHAN, FL 32011

2025

29-2N-25-3200-0012-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

45059 BRINKLEY ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	8,280
TOTAL MARKET VALUE	8,280
SOH/AGL Deduction	1,196
ASSESSED VALUE	7,084
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,084
TOTAL JUST VALUE	8,280
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4718	NEW SFR		05/31/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2781/1299	4/15/2025	WD	Q	I	01	295,000
GRANTOR: AXIS MANAGEMENT INC						
GRANTEE: BITNER DEYLON ANDRE						
2781/1296	4/15/2025	WD	U	V	11	100
GRANTOR: APEXX HOMES INC						
GRANTEE: AXIS MANAGEMENT INC						

BUILDING NOTES

BUILDING DIMENSIONS

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		PBLC	0.00	0.00	0.18	AC		1.00	1.00	1.00	45,000.00	45,000.00	8,280							

REVIEW DATE 06/11/2025 BY TW Total Acres: 0.18 Total Land Value: 8,280 Market: 0 Agricultural: 0 Common: 8,280 PRINTED 07/30/2025 BY SYS