BLOCK 3 N196 FT OF 4 &
S14 FT OF LOT 1
IN OR 2245/1544

PARKERSON TANYA D & RHETT P
55138 PEACEFUL TRL DR
CALLAHAN, FL 32011

**2025**

**29-2N-25-3220-0003-0012**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

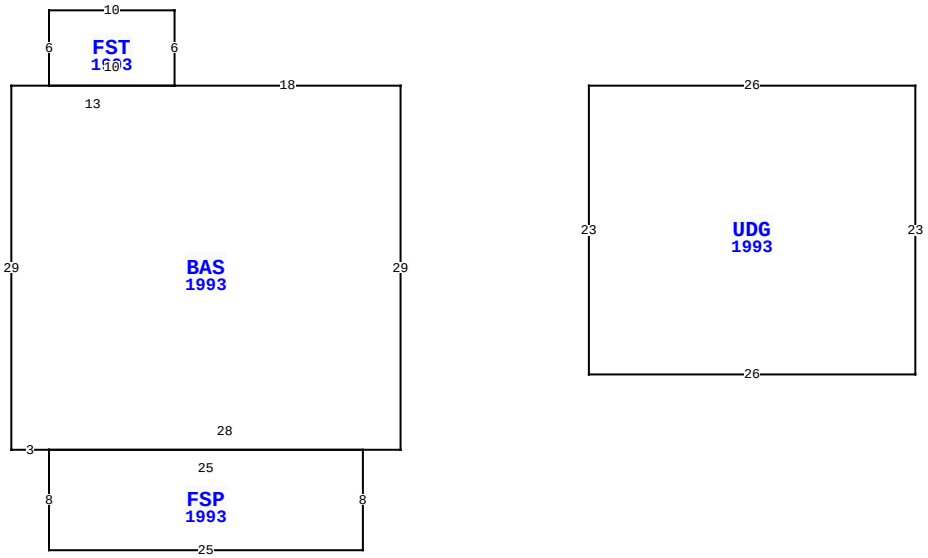
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 90 |
| Exterior Wall | 07 | ASB SHNGLE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 08 | SHT VINYL 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 03 | MASONRY 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 | 899 | 100 | 1993 | 899 | 67,678 |
| FSP | 200 | 40 | 1993 | 80 | 6,022 |
| FST | 60 | 55 | 1993 | 33 | 2,484 |
| UDG | 598 | 55 | 1993 | 329 | 24,767 |
| TOTALS | 1,757 | | | 1,341 | 100,952 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,341 | 106.1840 | 106.18 | 142,387 | 1955 | 1970 | 0 | 0 | 0 | 29.10 | 70.90 |

1 SINGLE FAM – 0% - 0 Heated Area: 899 HX Base Yr




45164 THIRD AVE, CALLAHAN

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 100,952 |
| TOTAL MARKET OB/XF VALUE | 658 |
| TOTAL LAND VALUE - MARKET | 147,000 |
| TOTAL MARKET VALUE | 248,610 |
| SOH/AGL Deduction | 76,525 |
| ASSESSED VALUE | 172,085 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 172,085 |
| TOTAL JUST VALUE | 248,610 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 244,536 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B2501 | REMODEL | 11,802 | 04/01/2002 |
| 2167 | REPAIR/RRF | 2,975 | 10/19/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2245/1544 | 11/30/2018 | WD | Q | I | 01 | 140,000 |
| GRANTOR: DENSLOW GERALD D JR & | | | | | | |
| GRANTEE: PARKERSON TANYA DEN | | | | | | |
| 1553/1172 | 3/03/2008 | QC | Q | I | 01 | 100 |
| GRANTOR: DENSLOW GERALD DEAN J | | | | | | |
| GRANTEE: DENSLOW GERALD D JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W18 FST=[YR=1993] N6 W10 S6 E10 $ W13 S29 E3
FSP=[YR=1993] S8 E25 N8 W25 $ E28 N29 $ PTR= E15
UDG=[YR=1993] E26 S23 W26 N23 $ W15 $.

## 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 | 0350 | CARPORT WD | 0 | 0 | 11 | 23 | 253.00 | SF | 13.00 | 13.00 | 100 | 2002 | 2002 | 3 | 20 | 658 | |

## LAND DESCRIPTION

TOTAL OB/XF 658

| 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 | | RL | 210.00 | 210.00 | 210.00 | FF | | 1.00 | 1.00 | 1.00 | 700.00 | 700.00 | 147,000 | | | | | | | |

REVIEW DATE 12/04/2019 BY TWA Total Acres: 0.00 Total Land Value: 147,000 Market: 0 Agricultural: 0 Common: 147,000 PRINTED 07/30/2025 BY SYS