

BLOCK 3 LOT S63 FT OF N120 FT
OF 3 &
FRACT SOUTH OF S60 FT OF N120

BRYAN JAMES CALEB & WHITNEY L
45143 FOURTH AV
CALLAHAN, FL 32011

2025

29-2N-25-3220-0003-0033



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	10	ABOVE AVG 40
Roof Structure	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
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
------------------	---------

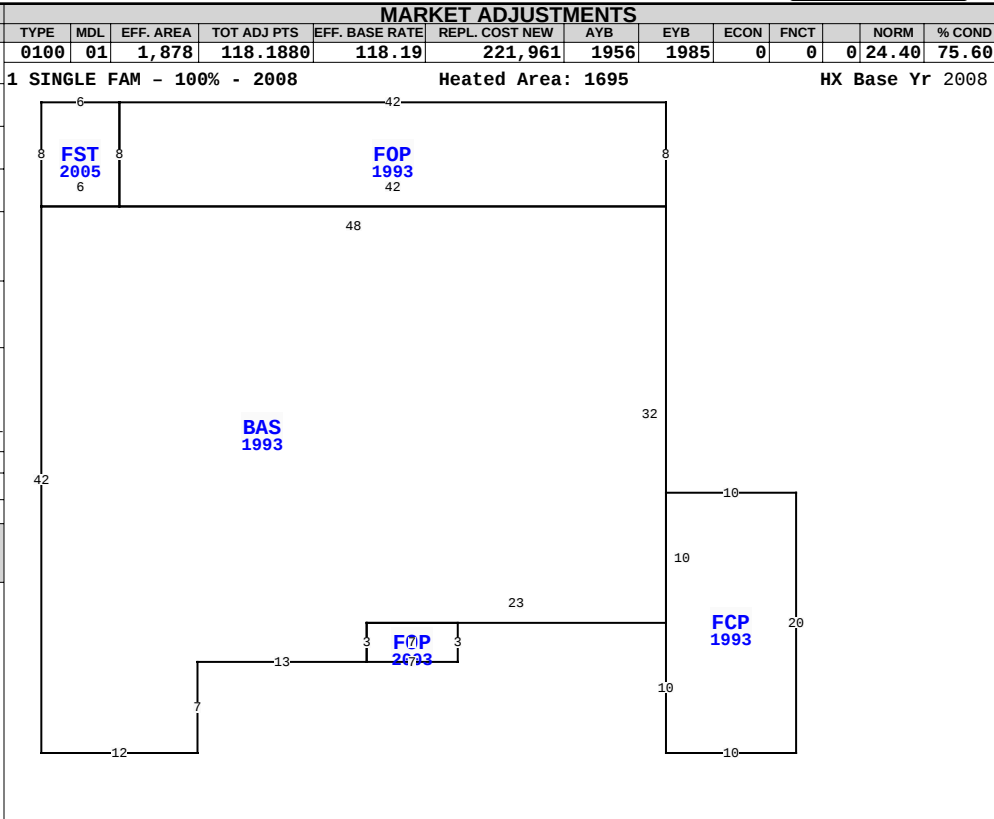
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,695	100	1993	1,695	151,451
FCP	200	25	1993	50	4,468
FOP	336	30	1993	101	9,024
FOP	21	30	2003	6	536
FST	48	55	2005	26	2,323

TOTALS	2,300			1,878	167,803
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0940	SHEDS/PORT	0	100	7	8	56.00	SF	19.50
2	0812	CONCRETE C	0	100	0	0	2,003.00	SF	4.00
3	0510	GARAGE WD-	0	100	20	15	300.00	SF	35.00
4	0810	CONCRETE A	0	100	0	0	422.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	RL	68.00	210.00	68.00

REVIEW DATE	05/12/2019	BY	KBA
-------------	------------	----	-----



45143 FOURTH AVE, CALLAHAN	BLD DATE	LGL DATE	06/02/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0940	SHEDS/PORT	0	100	7	8	56.00	SF	19.50	19.50	100	1996	1996	3	20	218	
2	0812	CONCRETE C	0	100	0	0	2,003.00	SF	4.00	4.00	100	2005	2005	3	84	6,730	
3	0510	GARAGE WD-	0	100	20	15	300.00	SF	35.00	35.00	100	2006	2006	3	40	4,200	
4	0810	CONCRETE A	0	100	0	0	422.00	SF	6.50	6.50	100	2007	2007	3	87	2,386	

TOTAL OB/XF													13,534		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
06	RL	68.00	210.00	68.00	FF		1.00	1.00	1.00	700.00	700.00				

Total Acres: 0.00	Total Land Value: 47,600	Market: 0	Agricultural: 0	Common: 47,600
-------------------	--------------------------	-----------	-----------------	----------------

NASSAU COUNTY PROPERTY										PAGE 1 of 1	1
------------------------	--	--	--	--	--	--	--	--	--	-------------	---

VALUATION SUMMARY										STANDARD	
VALUATION BY										Tax Group: 1	
BUILDING MARKET VALUE										Tax Dist:	
TOTAL MARKET OB/XF VALUE										167,803	
TOTAL LAND VALUE - MARKET										47,600	
TOTAL MARKET VALUE										228,937	
SOH/AGL Deduction										106,295	
ASSESSED VALUE										122,642	
TOTAL EXEMPTION VALUE										HX HB 50,722	
BASE TAXABLE VALUE										71,920	
TOTAL JUST VALUE										228,937	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										221,997	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2787	REPAIR/RRF	0	04/01/2005
P2641	REMODEL	0	10/30/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1835/0463	12/19/2012	QC	U	I	11	100	
GRANTOR: BRYAN JAMES CALEB & W							
GRANTEE: BRYAN JAMES CALEB &							
1505/0715	6/12/2007	WD	Q	I		198,000	
GRANTOR: KRINER GARY & THERESA							
GRANTEE: BRYAN JAMES C & WHI							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FOP=[YR=1993] W42 FST=[YR=2005] W6 S8 BAS=[YR=1993] S42 E12N7 E13 FOP=[YR=2003] E7 N3 W7 S3\$ N3E23 FCP=[YR=1993] S10 E10 N20 W10 S10\$ N32 W48\$E6 N8 \$ S8 E42 N8\$.									