BLOCK 3 PT OF LOTS 4 & 5
IN OR 2103/1996
WILSON & OGILVIE SUB DB B9/500

BUILDING BLOCKS ACADEMY LLC
PO BOX 2221
CALLAHAN, FL 32011

**2025**

**29-2N-25-3220-0003-0046**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

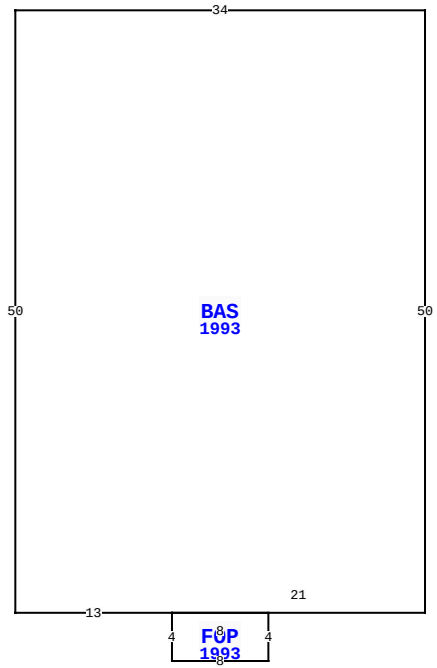
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 07 | CORK/VTILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 5 100 |
| Frame | 01 | TYP WD 100 |
| Story Height | | 8 100 |
| RMS | | 2 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 7200 | PRIVATE SCHOOLS |
| 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 | 1,700 | 100 | 1993 | 1,700 | 186,474 |
| FOP | 32 | 30 | 1993 | 10 | 1,097 |
| TOTALS | 1,732 | | | 1,710 | 187,571 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0603 | 04 | 1,710 | 89.9640 | 125.72 | 214,981 | 1993 | 1998 | 0 | 0 | 0 | 12.75 | 87.25 |

1 DAYCARE CR – 0% - 0 Heated Area: 1700 HX Base Yr




45110 THIRD AVE, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | 12/14/2017 KK | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 187,571 |
| TOTAL MARKET OB/XF VALUE | 2,696 |
| TOTAL LAND VALUE - MARKET | 63,000 |
| TOTAL MARKET VALUE | 253,267 |
| SOH/AGL Deduction | 2,200 |
| ASSESSED VALUE | 251,067 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 251,067 |
| TOTAL JUST VALUE | 253,267 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 254,376 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 141 | NEW CONSTR | 424,400 | 03/20/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2103/1996 | 2/16/2017 | WD | Q | I | 01 | 215,000 |
| GRANTOR: SAULS CHLOE JEAN & | | | | | | |
| GRANTEE: BUILDING BLOCKS ACA | | | | | | |
| 0785/1886 | 2/28/1997 | WD | Q | I | 06 | 100 |
| GRANTOR: REAVES JOHN J JR | | | | | | |
| GRANTEE: SAULS CHLOE J & WIN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W34 S50 E13 FOP=[YR=1993] S4 E8 N4 W8$ E21 N50$.

## 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 | 0443 | STK FNC 6' | 0 | 0 | 0 | 0 | 448.00 | LF | 10.00 | 10.00 | 100 | 1993 | 1993 | 3 | 20 | 896 | |
| 2 | 0351 | CARPORT MT | 0 | 0 | 17 | 29 | 493.00 | SF | 6.30 | 6.30 | 100 | 1996 | 1996 | 3 | 20 | 621 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 240.00 | SF | 6.50 | 6.50 | 100 | 1996 | 1996 | 3 | 70 | 1,092 | |
| 4 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 1993 | 1993 | 3 | 29 | 87 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,696

| 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 | 007200 | C | SCHOOL PRI | 0 | 0003 | RL | 90.00 | 209.00 | 90.00 | FF | | 1.00 | 1.00 | 1.00 | 700.00 | 700.00 | 63,000 | | | | | | | |

REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 07/30/2025 BY SYS