BLOCK 3 PT OF LOT 5 TOWNHOUSE
IN OR 802 PG 932
WILSON & OGILVIE SUB DB B9/500

BOWLES TRAVIS G ET AL/BOWLES ANGELA D
9862 ACREE ROAD
JACKSONVILLE, FL 32219

**2025**

**29-2N-25-3220-0003-0051**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 06 | BD/BATTEN 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 01 | DIST CA 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

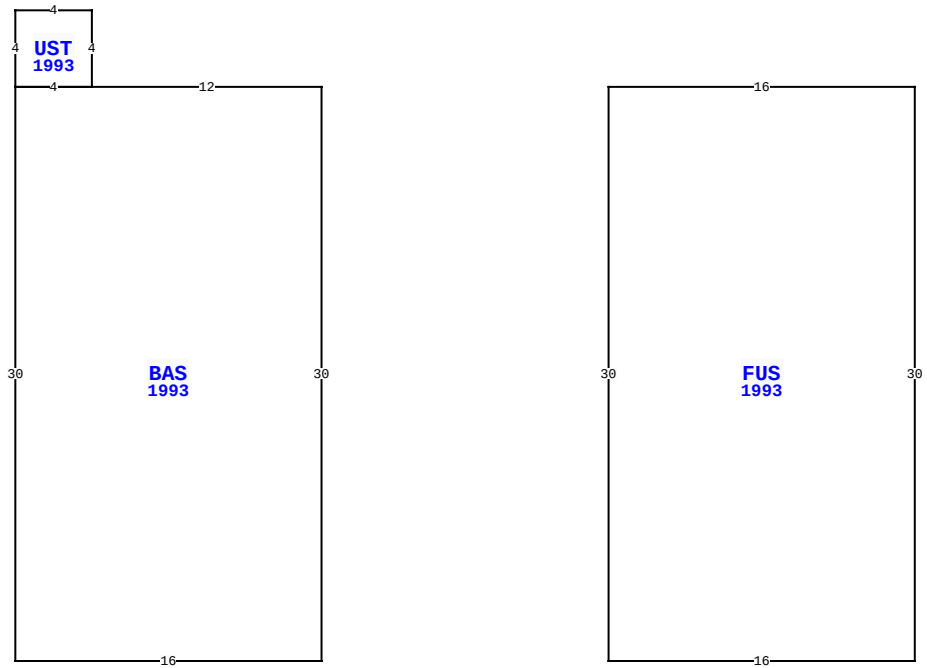
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 480 | 100 | 1993 | 480 | 38,511 |
| FUS | 480 | 100 | 1993 | 480 | 38,511 |
| UST | 16 | 45 | 1993 | 7 | 562 |
| TOTALS | 976 | | | 967 | 77,583 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 967 | 113.4000 | 113.40 | 109,658 | 1985 | 1985 | 0 | 0 | 0 | 29.25 | 70.75 |

1 SINGLE FAM – 0% - 0 Heated Area: 960 HX Base Yr




45098 THIRD AVE, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 77,583 |
| TOTAL MARKET OB/XF VALUE | 1,190 |
| TOTAL LAND VALUE - MARKET | 11,000 |
| TOTAL MARKET VALUE | 89,773 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 89,773 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 89,773 |
| TOTAL JUST VALUE | 89,773 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 86,756 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0802/0932 | 8/08/1997 | WD | Q | I | | 40,000 |
| GRANTOR: LEE WAYNE CHRISTOPHER | | | | | | |
| GRANTEE: BOWLES PATRICIA & T | | | | | | |
| 0589/0808 | 2/02/1990 | WD | Q | I | | 39,900 |
| GRANTOR: REAVES JOHN J JR | | | | | | |
| GRANTEE: LEE WAYNE & JANNA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W12 UST=[YR=1993] N4 W4 S4 E4 $ W4 S30 E16 N30 $ PTR= E15 FUS=[YR=1993] E16 S30 W16 N30 $ 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 | 0810 | CONCRETE A | 0 | 0 | 26 | 16 | 416.00 | SF | 6.50 | 6.50 | 100 | 1985 | 1985 | 3 | 44 | 1,190 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,190

| 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 | 0006 | RL | 16.00 | 86.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 11,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 11,000 Market: 0 Agricultural: 0 Common: 11,000 PRINTED 07/30/2025 BY SYS