BLOCK 3 PT OF LOT 5
IN OR 1450/1666
WILSON & OGILVIE SUB DB B9/500

JAN INVESTMENT GROUP INC
PO BOX 455
CALLAHAN, FL 32011

2025

29-2N-25-3220-0003-0052

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

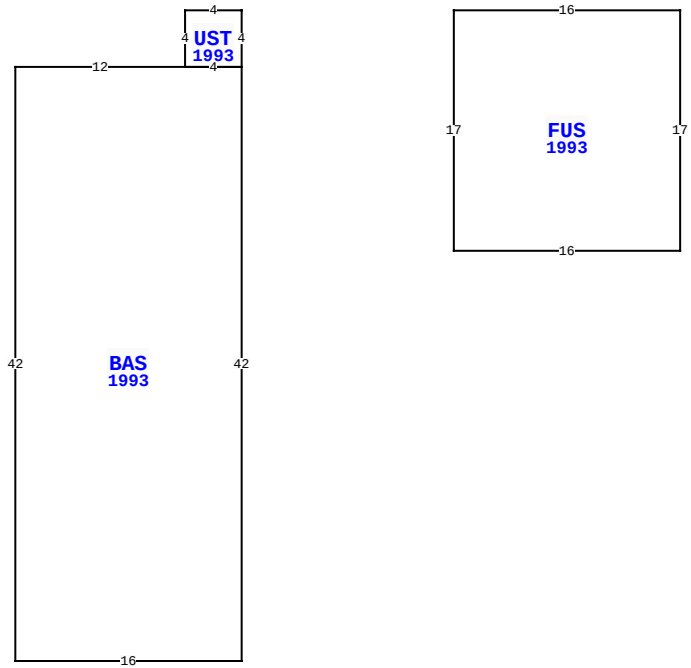
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	672	100	1993	672	50,872
FUS	272	100	1993	272	20,591
UST	16	45	1993	7	530
TOTALS	960			951	71,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	951	107.0000	107.00	101,757	1985	1985	0	0	0	29.25	70.75

1 SINGLE FAM – 0% - 0 Heated Area: 944 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	71,993
TOTAL MARKET OB/XF VALUE	1,190
TOTAL LAND VALUE - MARKET	11,000
TOTAL MARKET VALUE	84,183
SOH/AGL Deduction	0
ASSESSED VALUE	84,183
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,183
TOTAL JUST VALUE	84,183
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/1666	10/09/2006	WD	Q	I		80,000
GRANTOR: LADSON DONALD & CAROL						
GRANTEE: JAN INVESTMENT GROU						
1159/0551	8/04/2003	QC	Q	I	05	43,500
GRANTOR: STEELE GEORGE W & MAR						
GRANTEE: LADSON DONALD & CAR						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W4 S4 BAS=[YR=1993] W12 S42 E16 N42 W4 $ E4 N4 $ PTR= E15 FUS=[YR=1993] E16 S17 W16 N17 $ 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	24	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 05/11/2022 BY KBA Total Acres: 0.00 Total Land Value: 11,000 Market: 0 Agricultural: 0 Common: 11,000 PRINTED 07/30/2025 BY SYS