

BLOCK 3 PT OF LOT 5 TOWNHOUSE
IN OR 1503/1224
WILSON & OGILVIE SUB DB B9/500

JAN INVESTMENT GROUP INC
PO BOX 455
CALLAHAN, FL 32011-0455

2025

29-2N-25-3220-0003-0053



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	14
Interior Floo	08
Air Condition	03
Heating Type	04
Bedrooms	2
Bathrooms	1.5
Frame	02
Stories	2.
Units	0
BUD8 Adjustme	01
Occupancy	00

Quality	03
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	

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
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	26	20		5.20	5.20
2	0940	SHEDS/PORT	0	0	10	20		21.30	21.30

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	RL	43.00	86.00	1.00

REVIEW DATE	05/11/2022	BY	KBA
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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	29.25	70.75
1 SINGLE FAM - 0% - 0											
Heated Area: 960											
HX Base Yr											
UST 1993											
BAS 1993											
FUS 1993											

45096 THIRD AV, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
2,042											

Total Acres: 0.00	Total Land Value: 15,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		77,583	
TOTAL MARKET OB/XF VALUE		2,042	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		94,625	
SOH/AGL Deduction		0	
ASSESSED VALUE		94,625	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		94,625	
TOTAL JUST VALUE		94,625	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		91,608	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2379	MH MOVE-ON	0	06/01/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1503/1224	6/05/2007	WD	Q	I		75,000	
GRANTOR: SELF PHILLIP A & LIND							
GRANTEE: JAN INVESTMENT GROU							
1127/0420	4/03/2003	WD	Q	I	01	100	
GRANTOR: BRANDIES LINDA							
GRANTEE: SELF PHILLIP A & LI							

BUILDING NOTES							
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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 \$.							