BLOCK 3 PT OF LOT 3 &
N15 FT OF LOT 6
IN OR 2598/611

GORDON RATHEL & AMY DANIELLE
45129 FOURTH AVE
CALLAHAN, FL 32011

2025

29-2N-25-3220-0003-0067

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

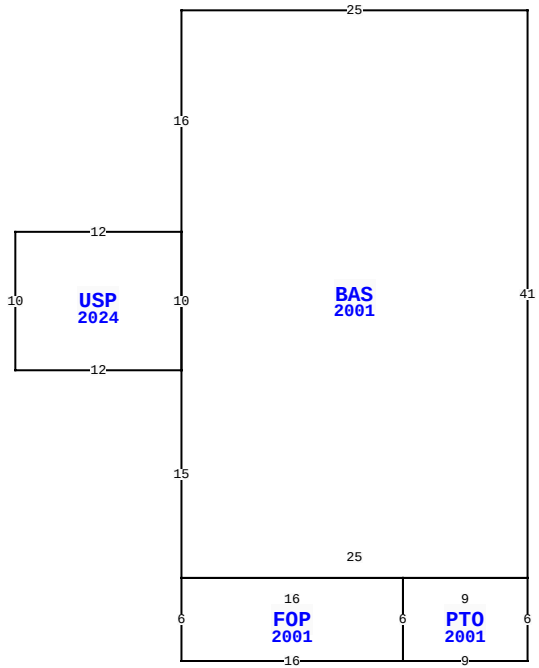
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100	2001	1,025	109,744
FOP	96	30	2001	29	3,105
PTO	54	5	2001	3	321
USP	120	30	2024	36	3,854
TOTALS	1,295			1,093	117,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,093	117.9780	117.98	128,952	2001	2005	0	0	0	9.25	90.75

1 SINGLE FAM – 0% - 2023 Heated Area: 1025 HX Base Yr



45129 FOURTH AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	117,024
TOTAL MARKET OB/XF VALUE	4,923
TOTAL LAND VALUE - MARKET	74,900
TOTAL MARKET VALUE	196,847
SOH/AGL Deduction	0
ASSESSED VALUE	196,847
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	196,847
TOTAL JUST VALUE	196,847
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	192,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23- 4711	ROOF ?		11/03/2023
4615B	CARPORT	0	10/27/2022
2352	NEW CONSTR	0	03/01/2001
2425	REPAIR/RRF	2,400	03/13/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2598/0611	10/21/2022	WD	Q	I	01	190,000
GRANTOR: ROZIER ROBERT R						
GRANTEE: GORDON RATHEL & AMY						
2260/1623	3/11/2019	QC	U	I	11	100
GRANTOR: MURRAY MARGARET M						
GRANTEE: ROZIER ROBERT R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=0,0] W25 S16 S10 S15 E25 N41 $
FOP=[YR=2001;ORIG=-25,41] S6 E16 N6 W16 $
PTO=[YR=2001;ORIG=-9,47] E9 N6 W9 S6 $
USP=[YR=2024;ORIG=-25,16] W12 S10 E12 N10 $
.

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	0812	CONCRETE C	0	0	0	0	1,750.00	SF	3.00	3.00	100	1980	1980	3	30	1,575	
2	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2022	2022	3	93	3,348	

LAND DESCRIPTION

TOTAL OB/XF 4,923

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	107.00	210.00	107.00	FF		1.00	1.00	1.00	700.00	700.00	74,900							

REVIEW DATE 01/30/2024 BY KW Total Acres: 0.00 Total Land Value: 74,900 Market: 0 Agricultural: 0 Common: 74,900 PRINTED 07/30/2025 BY SYS