BLOCK 4 PT OF LOT 2 SUBLOT F
L/E IN OR 693/1552
WILSON & OGILVIE SUB

SAULS JOHN DREW JR
36212 PATSY LN
CALLAHAN, FL 32011

2025

29-2N-25-3220-0004-0022

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	03	Quality Level 03

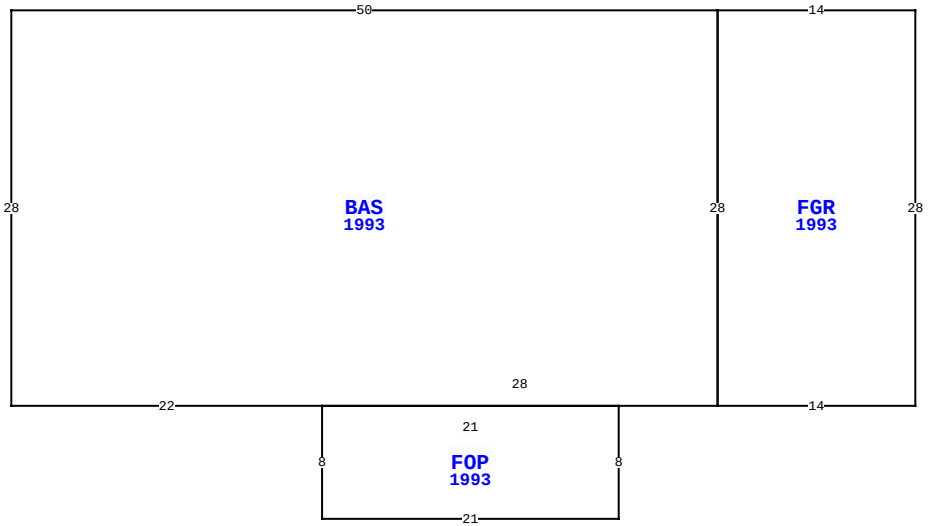
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1993	1,400	110,040
FGR	392	55	1993	216	16,978
FOP	168	30	1993	50	3,930
TOTALS	1,960			1,666	130,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,666	120.0000	120.00	199,920	1975	1975	0	0	0	34.50	65.50

1 SINGLE FAM – 0% - 0 Heated Area: 1400 HX Base Yr



45411 FIFTH 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	130,948
TOTAL MARKET OB/XF VALUE	1,806
TOTAL LAND VALUE - MARKET	74,200
TOTAL MARKET VALUE	206,954
SOH/AGL Deduction	37,882
ASSESSED VALUE	169,072
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	169,072
TOTAL JUST VALUE	206,954
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2404	H/AC	2,500	10/12/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0693/1552	12/08/1993	WD	U	I	18	100

GRANTOR: COOK A H & AGNES
GRANTEE: SAULS JOHN D JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S28 E22 FOP=[YR=1993] S8 E21 N8W21$ E28
FGR=[YR=1993] E14 N28 W14S28$ N28$.

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	1,503.00	SF	3.00	3.00	100	1980	1980	3	30	1,353	
2	0350	CARPORT WD	0	0	12	22	264.00	SF	8.58	8.58	100	1988	1988	3	20	453	

LAND DESCRIPTION

TOTAL OB/XF 1,806

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	106.00	166.00	106.00	FF		1.00	1.00	1.00	700.00	700.00	74,200							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 74,200 Market: 0 Agricultural: 0 Common: 74,200 PRINTED 07/30/2025 BY SYS