

TRAWICK CLARICE A REV TRUST/TRAWICK CLARICE A TRUS
45431 FIFTH AV
CALLAHAN, FL 32011

29-2N-25-3220-0004-0023

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
Exterior Wall		30	VINYL 80		0900	01	1,757	103.4100	136.50	239,830	2006	2007	0	0	0	8.95	91.05	VALUATION BY																			
Exterior Wall		20	FACE BRICK 20		1 SNGL FAM - 100% - 2007													Heated Area: 1319							HX Base Yr 2007						STANDARD						
Roof Structur		03	GABLE/HIP 100															Tax Group: 1							Tax Dist:												
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE							218,365												
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE							3,527												
Interior Floo		13	LVT/LAMNT 70															TOTAL LAND VALUE - MARKET							77,000												
Interior Floo		11	CLAY TILE 30															TOTAL MARKET VALUE							298,892												
Air Condition		03	CENTRAL 100															SOH/AGL Deduction							153,079												
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE							145,813												
Bedrooms		3	100															TOTAL EXEMPTION VALUE							HX HB 50,722												
Bathrooms		2	100															BASE TAXABLE VALUE							95,091												
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE							298,892												
Stories		1.	1. 100															NCON VALUE							0												
Units		0	100															INCOME VALUE																			
Occupancy		00	NONE 100															PREVIOUS YEAR MKT VALUE							288,664												
Quality		01	Quality Level 01																																		
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	1,319	100	2006	1,319	163,930																																
FGR	504	55	2006	277	34,427																																
FOP	56	30	2006	17	2,113																																
UEP	240	60	2017	144	17,897																																
TOTALS					2,119			1,757	218,365																												
EXTRA FEATURES					45431 FIFTH AVE, CALLAHAN																																
L N	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	0811	CONCRETE B	0 100	0	0	663.00	SF	5.20	5.20	100	2006	2006	3	86	2,965																						
2	0940	SHEDS/PORT	0 100	10	12	120.00	SF	19.50	19.50	100	2006	2006	3	24	562																						
TOTAL OB/XF 3,527																																					
LAND DESCRIPTION																																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100	0006	RL	110.00	96.00	110.00	FF		1.00	1.00	1.00	700.00	700.00	77,000																				
REVIEW DATE 11/13/2019 BY KBA Total Acres: 0.00 Total Land Value: 77,000 Market: 0 Agricultural: 0 Common: 77,000 PRINTED 07/30/2025 BY SYS																																					