

BLOCK 4 N132 FT OF LOT 4
IN OR 1428/277
WILSON & OGILVIE SUB DB B9/500

MITCHELL CHARLES III & CYNTHIA J
45158 FOURTH AVENUE
CALLAHAN, FL 32011

2025

29-2N-25-3220-0004-0041



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	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	1,040	100	1993	1,040	104,090
FOP	48	30	2012	14	1,401
FOP	216	30	2012	65	6,506
FST	96	55	2012	53	5,305
TOTALS	1,400			1,172	117,301

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0861	POOL GUNIT	0	100	0	0	492.00	SF	85.00	85.00	
2	0855	CONC PAVER	0	100	0	0	489.00	SF	10.00	10.00	
3	0476	VF 6 SBPL	0	100	0	0	72.00	LF	32.00	32.00	
4	0477	VF 4 SLAT	0	100	0	0	12.00	LF	14.00	14.00	
5	0479	VF PICKET	0	100	0	0	96.00	LF	10.00	10.00	
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	
7	0855	CONC PAVER	0	100	0	0	750.00	SF	10.00	10.00	
8	0855	CONC PAVER	0	100	0	0	1,400.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	RL	132.00	210.00	132.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,172	122.4300	122.43	143,488	1956	1980	0	0	0 18.25	81.75
1 SINGLE FAM - 100% - 2007 Heated Area: 1040 HX Base Yr 2007											
45158 FOURTH AVE, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/02/2023 MLU											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
1											
VALUATION BY											
STANDARD											
Tax Group: 1 Tax Dist:											
BUILDING MARKET VALUE 117,301											
TOTAL MARKET OB/XF VALUE 61,850											
TOTAL LAND VALUE - MARKET 92,400											
TOTAL MARKET VALUE 271,551											
SOH/AGL Deduction 138,623											
ASSESSED VALUE 132,928											
TOTAL EXEMPTION VALUE HX HB 50,722											
BASE TAXABLE VALUE 82,206											
TOTAL JUST VALUE 271,551											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 267,510											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4051	SWIM POOL	0	05/27/2016
B2502	REMODEL	500	05/01/2002
2055	REMODEL	3,570	05/07/1997

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1428/0277	7/14/2006	QC	Q	I	06	100			
GRANTOR: JOHNSON DAVID ROBERT									
GRANTEE: MITCHELL CHARLES A									
0634/0011	8/19/1991	WD	U	I	18	100			
GRANTOR: JOHNSON THELMA S									
GRANTEE: JOHNSON THELMA & D									

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
FOP=[YR=2012] W18 FST=[YR=2012] W8 S12 BAS=[YR=1993] W14 S26 E17 FOP=[YR=2012] S6 E8 N6 W8\$ E23 N26 W26\$ E8 N12\$ S12 E18 N12\$.											