PT OF LOT 3
IN OR 971/1126
WOODSIDE ESTATES PB 5/391-394

DIESEL POWERHOUSE INC
P O BOX 1941
CALLAHAN, FL 32011

2025

32-2N-25-7300-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

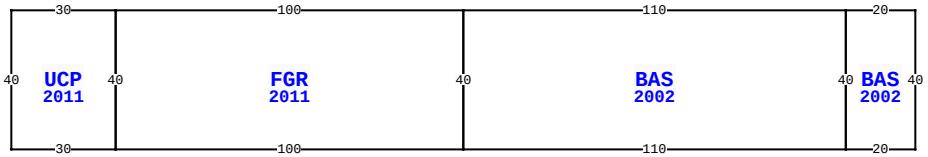
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 80
Interior Wall	05	DRYWALL 20
Interior Floo	03	CONC FINSH 80
Interior Floo	07	CORK/VTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		7 100
Frame	05	STEEL 100
Story Height		14 100
RMS		7 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	02	Quality Level 02
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	2002	800	49,997
BAS	4,400	100	2002	4,400	274,982
FGR	4,000	60	2011	2,400	149,990
UCP	1,200	40	2011	480	29,998
TOTALS	10,400			8,080	504,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	06	8,080	91.0994	78.12	631,210	2002	2002	0	0	0	20.00	80.00

1 SERV SHOP – 0% - 0 Heated Area: 5200 HX Base Yr



44565 LAMAR AVE, CALLAHAN

BLD DATE	09/22/2020	KK	LGL DATE	
XF DATE	09/22/2020	KK	LAND DATE	12/13/2024 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	504,968
TOTAL MARKET OB/XF VALUE	18,881
TOTAL LAND VALUE - MARKET	160,844
TOTAL MARKET VALUE	684,693
SOH/AGL Deduction	94,100
ASSESSED VALUE	590,593
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	590,593
TOTAL JUST VALUE	684,693
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	652,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24540	CO ISSUED	0	07/14/2011
E23463	REMODEL	0	05/01/2011
E23463	REMODEL	0	05/01/2011
B24540	ADDITION	304,096	03/01/2011
E10134	NEW CONSTR	0	09/01/2002
M6260	H/AC	0	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0971/1136	2/20/2001	WD	U	V	07	100
GRANTOR: HIGGINBOTHAM GARY L &						
GRANTEE: CORBITT BILLY JACK						
0971/1134	2/20/2001	WD	U	V	07	100
GRANTOR: HIGGINBOTHAM MARVIN E						
GRANTEE: GREEN AVERY T & VIR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W20 BAS=[YR=2002] W110 FGR=[YR=2011] W100
UCP=[YR=2011] W30 S40 E30 N40$ S40 E100 N40$ S40 E110 N40$
S40 E20 N40$.

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	0811	CONCRETE B	0	0	0	0	560.00	SF	5.20	5.20	100	2002	2002	3	80	2,330	
2	0443	STK FNC 6'	0	0	0	0	80.00	LF	10.00	10.00	100	2002	2002	3	20	160	
3	6001	ROLLUP DR	0	0	0	0	6.00	UT	400.00	400.00	100	2011	2011	3	45	1,080	
4	0811	CONCRETE B	0	0	94	9	846.00	SF	5.20	5.20	100	2011	2011	3	91	4,003	
5	0430	CL FNC 6B	0	0	0	0	1,372.00	LF	9.70	9.70	100	2002	2002	3	55	7,320	
6	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	100	2011	2011	3	100	800	
7	0423	CL FNC 5'	0	0	0	0	115.00	LF	6.85	6.85	100	2011	2011	3	78	614	
8	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2011	2011	3	78	234	
9	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	2015	2015	3	65	2,340	

LAND DESCRIPTION

TOTAL OB/XF 18,881

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	002500	C	SRVC SHOPS	0		CI	0.00	0.00	91,911.00	SF		1.00	1.00	1.00	1.75	1.75	160,844							

REVIEW DATE 09/22/2020 BY KK Total Acres: 2.11 Total Land Value: 160,844 Market: 0 Agricultural: 0 Common: 160,844 PRINTED 07/30/2025 BY SYS