PT OF LOT 3
IN OR 2535/161
SUB SEC 49 PB 2/15

JOHNSON RON BRUCE/JOHNSON KEN ALAN
PO BOX 2243
CALLAHAN, FL 32011

2025

49-2N-25-4100-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 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

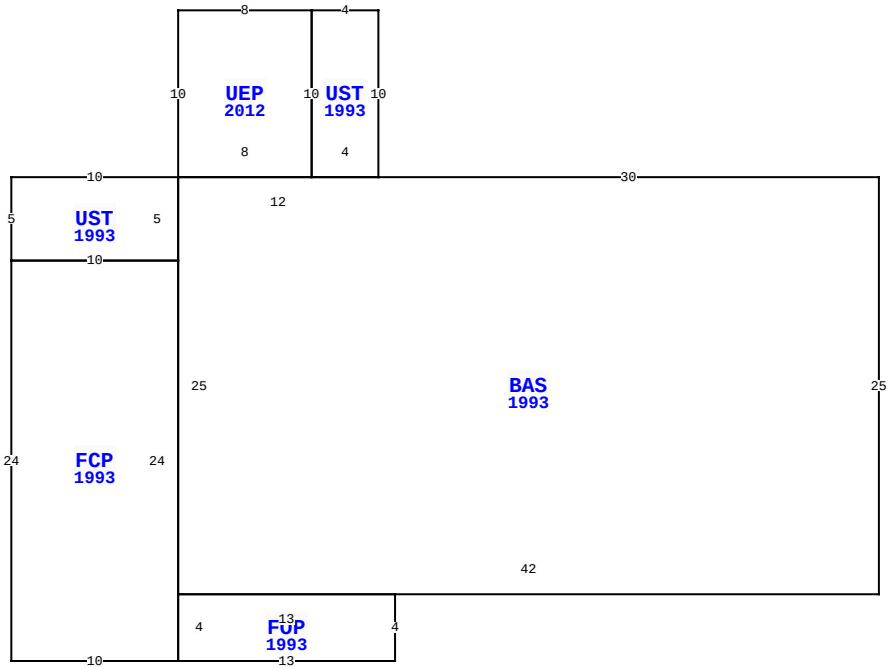
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1993	1,050	68,527
FCP	240	25	1993	60	3,916
FOP	52	30	1993	16	1,044
UEP	80	60	2012	48	3,133
UST	40	45	1993	18	1,175
UST	50	45	1993	22	1,436
TOTALS	1,512			1,214	79,231

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,214	99.6400	99.64	120,963	1950	1960	0	0	0	34.50	65.50

1 SINGLE FAM – 50% - 2023 Heated Area: 1050 HX Base Yr 2023



45420 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		79,231
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		149,231
SOH/AGL Deduction		10,705
ASSESSED VALUE		138,526
TOTAL EXEMPTION VALUE	HA HAB	39,682
BASE TAXABLE VALUE		98,844
TOTAL JUST VALUE		149,231
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2535/0161	1/26/2022	SW	U	I	11	100
GRANTOR: JOHNSON HELEN MILLIGA						
GRANTEE: JOHNSON RON BRUCE &						
0794/0750	5/23/1997	WD	U	I	18	100
GRANTOR: MILLIGAN WANDA A L/E						
GRANTEE: JOHNSON HELEN MILLI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 UST=[YR=1993] N10 W4 UEP=[YR=2012] W8 S10 UST=[YR=1993] W10 S5 FCP=[YR=1993] S24 E10 FOP=[YR=1993] E13 N4 W13 S4 $ N24 W10 $ E10 N5 $ E8 N10 $ S10 E4 $ W12 S25 E42 N25 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	50	0006	RL	100.00	132.00	100.00	FF		1.00	1.00	1.00	700.00	700.00	70,000							

REVIEW DATE 11/21/2022 BY KBA Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS