

PT OF LOT 3
IN OR 882/862
SUB SEC 49 PB 2/15

LIVINGSTON BONNIE SUE
45404 FIFTH AVE
CALLAHAN, FL 32011

2025

49-2N-25-4100-0003-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2.5 100
Frame	02	WOOD FRAME 100
Stories		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	2,166	100	1993	2,166	216,548
BAS	448	100	2001	448	44,789
FGR	506	55	1993	278	27,793
FOP	108	30	1993	32	3,199
FST	60	55	1993	33	3,299

TOTALS	3,288			2,957	295,629
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	3,300.00	SF	4.00	4.00	
2	0940	SHEDS/PORT	0	100	15	13	195.00	SF	30.00	30.00	
3	1127	BRICK 8"	0	100	30	4	120.00	SF	11.00	11.00	
4	0462	ST/AL FNC	0	100	0	0	36.00	SF	10.00	10.00	
5	0462	ST/AL FNC	0	100	0	0	40.00	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	NOTES
1	000100	C	RES	100		RL	100.00	132.00	100.00	FF	

REVIEW DATE 01/04/2023 BY KWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,957	100.5800	132.77	392,601	1985	1990	0	0	24.70	75.30
1 SNGL FAM - 100% - 2000 Heated Area: 2614 HX Base Yr 2000											

45404 FIFTH AVE, CALLAHAN	BLD DATE	LGL DATE	06/02/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0812	CONCRETE C	0	100	0	0	3,300.00	SF	4.00	4.00	100	1985	1985	3	68	8,976	
2	0940	SHEDS/PORT	0	100	15	13	195.00	SF	30.00	30.00	100	2001	2001	3	20	1,170	
3	1127	BRICK 8"	0	100	30	4	120.00	SF	11.00	11.00	100	1985	1985	3	80	1,056	
4	0462	ST/AL FNC	0	100	0	0	36.00	SF	10.00	10.00	100	2015	2015	3	75	270	
5	0462	ST/AL FNC	0	100	0	0	40.00	SF	10.00	10.00	100	2015	2015	3	75	300	

TOTAL OB/XF											
11,772											

Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 1						Tax Dist:					
BUILDING MARKET VALUE						295,629					
TOTAL MARKET OB/XF VALUE						11,772					
TOTAL LAND VALUE - MARKET						70,000					
TOTAL MARKET VALUE						377,401					
SOH/AGL Deduction						221,769					
ASSESSED VALUE						155,632					
TOTAL EXEMPTION VALUE						55,722					
BASE TAXABLE VALUE						99,910					
TOTAL JUST VALUE						377,401					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						364,047					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2402	CHNGE SRVC	400	10/28/2001
B01-5	REMODEL	5,850	06/01/2001
2302	MH MOVE-ON	2,400	09/29/2000
1109	NEW CONSTR	50,000	01/01/1984

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0882/0862	5/11/1999	WD	Q	I	01	100
GRANTOR: LIVINGSTON CARL L						
GRANTEE: LIVINGSTON CARL L &						
0850/0639	9/28/1998	QC	Q	I	01	100
GRANTOR: CLARK MICHAEL L						
GRANTEE: LIVINGSTON CARL L						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W24 BAS=[YR=2001] N18 W16 FGR=[YR=1993]W22 S23 E10 FST=[YR=1993] S5E12 N5 W12 \$ E12 N23 \$ S28 E16N10 \$ S10 W28 N5 W10 S37 E25 FOP=[YR=1993]E12 N9 W12 S9 \$ N9 E12S9 E25 N42 \$.											