SUB C OF LOT 9
IN OR 673 PG 1101
ANNEXATION ORDINANCE #1-0-1992

MCKELVY RONALD & DEBORAH
45036 MAHONEY STREET
CALLAHAN, FL 32011

**2025**

**49-2N-25-4100-0009-0020**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

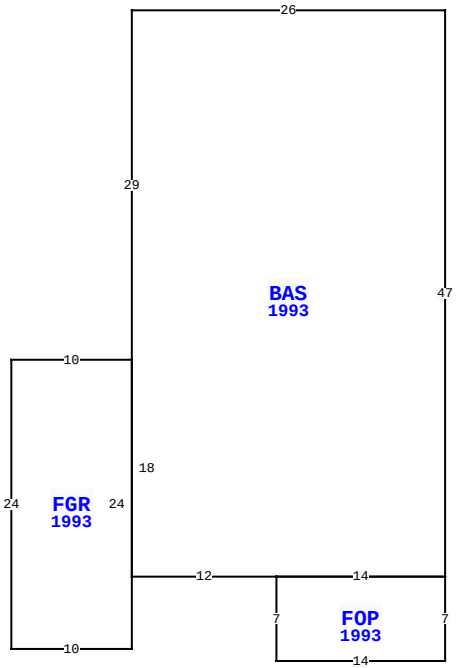
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 80 |
| Exterior Wall | 30 | VINYL 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 1,222 | 100 | 1993 | 1,222 | 115,924 |
| FGR | 240 | 55 | 1993 | 132 | 12,522 |
| FOP | 98 | 30 | 1993 | 29 | 2,751 |
| TOTALS | 1,560 | | | 1,383 | 131,198 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,383 | 116.8960 | 116.90 | 161,673 | 1992 | 1997 | 0 | 0 | 0 | 18.85 | 81.15 |

1 SINGLE FAM – 100% - 0 Heated Area: 1222 HX Base Yr




45036 MAHONEY ST, 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 | | 131,198 |
| TOTAL MARKET OB/XF VALUE | | 2,730 |
| TOTAL LAND VALUE - MARKET | | 87,500 |
| TOTAL MARKET VALUE | | 221,428 |
| SOH/AGL Deduction | | 117,113 |
| ASSESSED VALUE | | 104,315 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 53,593 |
| TOTAL JUST VALUE | | 221,428 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 215,994 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 4614R | REPAIR/RRF | 0 | 10/21/2022 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0673/1101 | 1/12/1993 | WD | Q | I | | 58,500 |
| GRANTOR: RIVER CITY HOMES | | | | | | |
| GRANTEE: MCKELVY RONALD & DE | | | | | | |
| 6713/8325 | 12/03/1992 | WD | Q | V | | 22,000 |
| GRANTOR: COLSEN MARIE F | | | | | | |
| GRANTEE: RIVER CITY HOMES & | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W26 S29 FGR=[YR=1993] W10 S24 E10 N24 $ S18 E12
FOP=[YR=1993] S7 E14 N7 W14 $ E14 N47 $ .

### 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 | 100 | 0 | 0 | 549.00 | SF | 5.20 | 5.20 | 100 | 1992 | 1992 | 3 | 62 | 1,770 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 16 | 160.00 | SF | 30.00 | 30.00 | 100 | 2000 | 2000 | 3 | 20 | 960 | |

### LAND DESCRIPTION

TOTAL OB/XF 2,730

| 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 | 100 | 0006 | RL | 125.00 | 190.00 | 125.00 | FF | | 1.00 | 1.00 | 1.00 | 700.00 | 700.00 | 87,500 | | | | | | | |

REVIEW DATE 05/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 07/30/2025 BY SYS