LOTS 8 & 9
PINEY POINT SUB PB 3/62

RHYMES CLEON C & VICTORIA
45045 AIRSTREAM AVE
CALLAHAN, FL 32011

2025

49-2N-25-4120-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

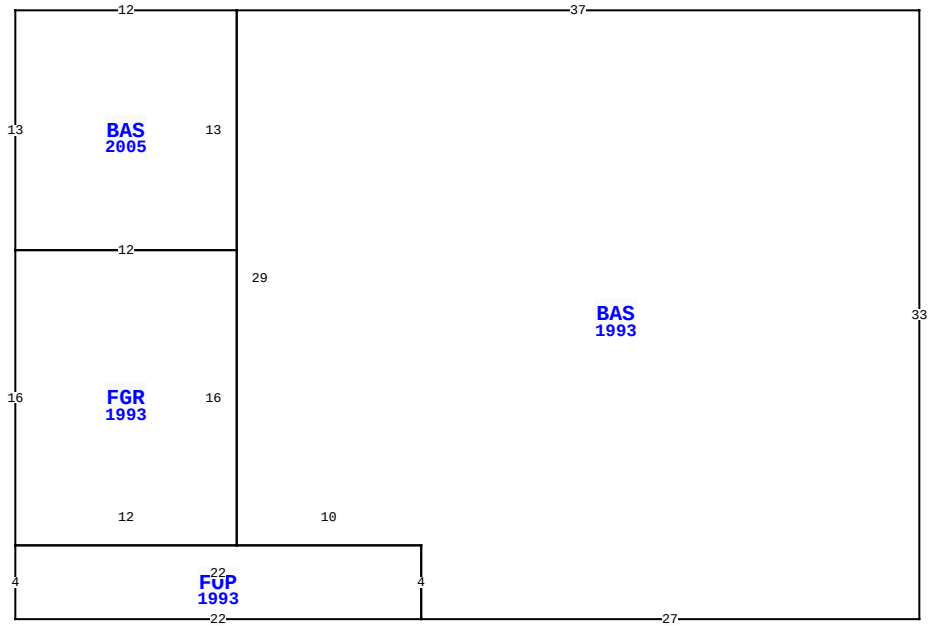
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,181	100	1993	1,181	146,633
BAS	156	100	2005	156	19,369
FGR	192	55	1993	106	13,161
FOP	88	30	1993	26	3,228
TOTALS	1,617			1,469	182,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,469	113.3220	149.59	219,748	1973	1990	0	0	0	17.00	83.00

1 SNGL FAM – 100% - 2021 Heated Area: 1337 HX Base Yr 2021



45045 AIRSTREAM 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		182,391
TOTAL MARKET OB/XF VALUE		1,670
TOTAL LAND VALUE - MARKET		135,100
TOTAL MARKET VALUE		319,161
SOH/AGL Deduction		156,982
ASSESSED VALUE		162,179
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		111,457
TOTAL JUST VALUE		319,161
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B4033	XFOB	0	03/07/2016
B2806	REPAIR/RRF	3,200	06/21/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2380/1009	7/30/2020	WD	Q	I	01	177,000
GRANTOR: HARRISON ROBERT T & A						
GRANTEE: RHYMES CLEON C & VI						
1989/1724	6/30/2015	WD	Q	I	01	110,000
GRANTOR: CASSATA JAMES P & NAO						
GRANTEE: HARRISON ROBERT T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W37 BAS=[YR=2005] W12 S13 FGR=[YR=1993] S16 FOP=[YR=1993] S4 E22 N4 W22$ E12 N16 W12$ E12 N13$ S29 E10 S4 E27 N33$.

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	730.00	SF	5.20	5.20	100	1985	1985	3	44	1,670	

LAND DESCRIPTION

TOTAL OB/XF 1,670

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	118.00	110.00	118.00	FF		1.00	1.00	1.00	700.00	700.00	82,600							
2	000100	C	RES	100	0006	RL	75.00	110.00	75.00	FF		1.00	1.00	1.00	700.00	700.00	52,500							

REVIEW DATE 01/30/2022 BY KBA Total Acres: 0.00 Total Land Value: 135,100 Market: 0 Agricultural: 0 Common: 135,100 PRINTED 07/30/2025 BY SYS