LOT 11
IN OR 1953/805
PINEY POINT SUB PB3/62

WILKERSON MARTIN A & LINDA J/WILKERSON GLADYS P
PO BOX 393
CALLAHAN, FL 32011

2025

49-2N-25-4120-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

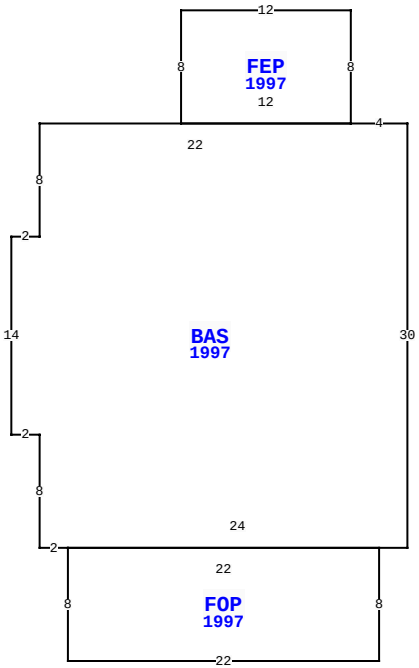
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	808	100	1997	808	60,866
FEP	96	80	1997	77	5,801
FOP	176	30	1997	53	3,992
TOTALS	1,080			938	70,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	938	103.1940	103.19	96,792	1980	1985	0	0	0	27.00	73.00

1 SINGLE FAM – 0% - 0 Heated Area: 808 HX Base Yr



45073 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	70,658
TOTAL MARKET OB/XF VALUE	950
TOTAL LAND VALUE - MARKET	52,500
TOTAL MARKET VALUE	124,108
SOH/AGL Deduction	33,843
ASSESSED VALUE	90,265
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,265
TOTAL JUST VALUE	124,108
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4397	REPAIR/RRF	0	04/06/2021
P2582	CHNGE SRVC	0	04/04/2003
2032	REMODEL	1,200	01/22/1997
2302	REPAIR/RRF	5,000	06/05/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1953/0805	12/17/2014	WD	U	I	37	30,700
GRANTOR: FLANSBURG NORMA RAE						
GRANTEE: WILKERSON MARTIN A						
1662/1678	2/12/2010	QC	U	I	11	100
GRANTOR: CRAWFORD JAMES M						
GRANTEE: CRAWFORD JAMES M &						

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	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	2005	2005	3	22	950	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W4 FEP=[YR=1997] N8 W12 S8 E12$ W22 S8 W2 S14 E2 S8 E2 FOP=[YR=1997] S8 E22 N8 W22$ E24 N30 $.

LAND DESCRIPTION

TOTAL OB/XF 950

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	0	0006	RL	75.00	110.00	75.00	FF		1.00	1.00	1.00	700.00	700.00	52,500							

REVIEW DATE 01/31/2022 BY KBA Total Acres: 0.00 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 07/30/2025 BY SYS