LOT 12 R378182
IN OR 709/922
PINEY POINT SUB PB 3/62

COLTRANE WALTER
54310 JAMIE DRIVE
CALLAHAN, FL 32011

2025

49-2N-25-4120-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

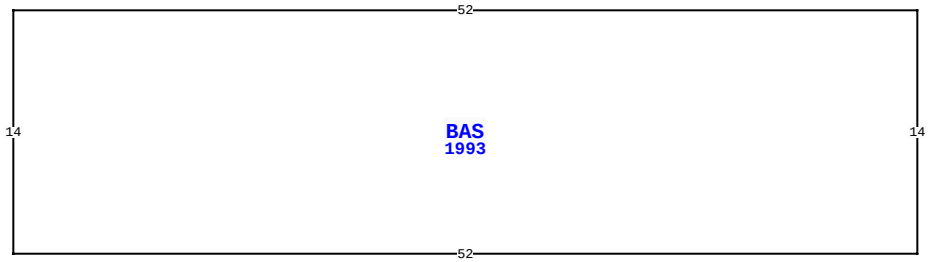
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	728	100	1993	728	19,848
TOTALS	728			728	19,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	728	113.6000	90.88	66,161	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 728 HX Base Yr



45114 AIRSTREAM AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	19,848
TOTAL MARKET OB/XF VALUE	5,303
TOTAL LAND VALUE - MARKET	63,700
TOTAL MARKET VALUE	88,851
SOH/AGL Deduction	41,694
ASSESSED VALUE	47,157
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,157
TOTAL JUST VALUE	88,851
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0709/0922	7/19/1994	WD	Q	I	01	100

GRANTOR: COLTRANE GEORGIA R

GRANTEE: COLTRANE GEORGIA R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S14 E52 N14 $.

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	0510	GARAGE WD-	0	0	0	0	404.00	SF	26.95	26.95	100	1975	1975	3	20	2,178	
2	0810	CONCRETE A	0	0	0	0	445.00	SF	6.50	6.50	100	1980	1980	3	30	868	
3	0751	UOP	0	0	34	8	272.00	SF	10.00	10.00	100	2000	2000	3	27	734	
4	0751	UOP	0	0	17	11	187.00	SF	10.00	10.00	100	2000	2000	3	27	505	
5	0350	CARPORT WD	0	0	17	10	170.00	SF	13.00	13.00	100	2000	2000	3	20	442	
6	0940	SHEDS/PORT	0	0	8	12	96.00	SF	30.00	30.00	100	2000	2000	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 5,303

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		RL	91.00	110.00	91.00	FF		1.00	1.00	1.00	700.00	700.00	63,700							

REVIEW DATE 11/21/2022 BY KBA Total Acres: 0.00 Total Land Value: 63,700 Market: 0 Agricultural: 0 Common: 63,700 PRINTED 07/30/2025 BY SYS