LOT 13
ESMT PT OR 489/580 & 581
PINEY POINT SUB PB 3/62

THOMAS JOHN DANIEL
45090 AIRSTREAM AVE
CALLAHAN, FL 32011

2025

49-2N-25-4120-0013-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		3 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

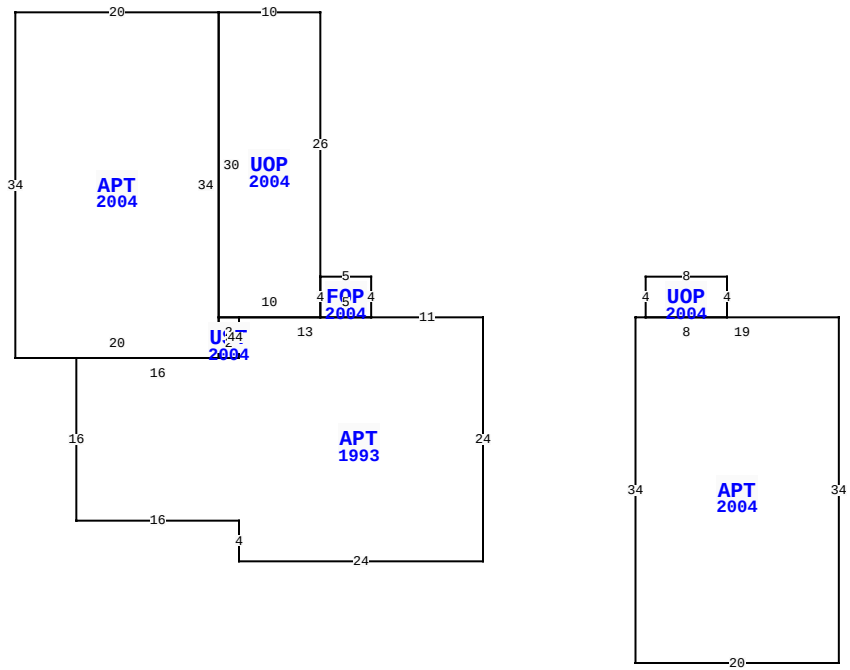
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	832	100	1993	832	98,938
APT	680	100	2004	680	80,863
APT	680	100	2004	680	80,863
FOP	20	30	2004	6	714
UOP	32	20	2004	6	714
UOP	300	20	2004	60	7,135
UST	8	45	2004	4	476
TOTALS	2,552			2,268	269,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	01	2,268	104.9580	136.45	309,469	1971	1998	0	0	0	12.85	87.15

1 TRI PLEX – 0% - 2023 Heated Area: 2192 HX Base Yr



45090 AIRSTREAM AV, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	269,702
TOTAL MARKET OB/XF VALUE	1,382
TOTAL LAND VALUE - MARKET	84,000
TOTAL MARKET VALUE	355,084
SOH/AGL Deduction	0
ASSESSED VALUE	355,084
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	355,084
TOTAL JUST VALUE	355,084
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	345,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2613	NEW CONSTR	5,000	04/12/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2528/0421	1/11/2022	QC	U	I	11	100
GRANTOR: BRAY VALERIE T						
GRANTEE: THOMAS JOHN DANIEL						
2445/1774	3/24/2021	QC	U	I	11	100
GRANTOR: THOMAS JOHN DANIEL						
GRANTEE: BRAY VALERIE T						

BUILDING NOTES

BUILDING DIMENSIONS

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APT=[YR=1993;ORIG=0,0] W11 W13 S4 W16 S16 E16 S4 E24 N24 $
APT=[YR=2004;ORIG=-26,-30] W20 S34 E20 N34 $
APT=[YR=2004;ORIG=15,0] E1 E19 S34 W20 N34 $
UOP=[YR=2004;ORIG=-16,-4] N26 W10 S30 E10 N4 $
UOP=[YR=2004;ORIG=16,0] N4 E8 S4 W8 $
FOP=[YR=2004;ORIG=-11,0] N4 W5 S4 E5 $
UST=[YR=2004;ORIG=-26,4] E2 N4 W2 S4 $
PTR=[ORIG=0,0] E15 W15 $
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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	16	192.00	SF	30.00	30.00	100	2006	2006	3	24	1,382	

LAND DESCRIPTION

TOTAL OB/XF 1,382

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	000800	C	MULTI-FAMILY	0	0006	CH	60.00	125.00	60.00	FF		1.00	1.00	1.00	700.00	700.00	42,000							
2	000800	C	MULTI-FAMILY	0	0006	CH	60.00	80.00	60.00	FF		1.00	1.00	1.00	700.00	700.00	42,000							

REVIEW DATE 05/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 07/30/2025 BY SYS