E1/2 OF LOTS 13 & 14
IN OR 1748/1238
MCARTHUR SUB PB 3/16

LEONARD BILL &/CALLAHAN CHURCH OF CHRIST
PO BOX 266
CALLAHAN, FL 32011-0266

2025

49-2N-25-4140-0013-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	7001	V INS W/XFOB	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

45286 FIFTH AVE, CALLAHAN

BLD DATE	02/17/2022	KK	LGL DATE	06/02/2023 MLU
XF DATE			LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		1,698
TOTAL LAND VALUE - MARKET		54,600
TOTAL MARKET VALUE		56,298
SOH/AGL Deduction		28,256
ASSESSED VALUE		28,042
TOTAL EXEMPTION VALUE	02	28,042
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		56,298
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		56,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2413	REPAIR/RRF	5,500	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1748/1238	7/26/2011	WD	U	I	17	47,000
GRANTOR: MCMILLAN FRANKLIN D &						
GRANTEE: LEONARD BILL TRUSTE						
0603/0644	8/01/1990	WD	Q	I		25,000
GRANTOR: SCHWEND PAUL & B						
GRANTEE: MCMILLAN FRANKLIN						

BUILDING NOTES

BUILDING DIMENSIONS

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	0402	CONC BUMPE	0	0	0	0	18.00	UT	25.00	25.00	100	2013	2013	3	95	428	
2	0422	CL FNC 4'	0	0	0	0	102.00	LF	15.00	15.00	100	2013	2013	3	83	1,270	

LAND DESCRIPTION

TOTAL OB/XF 1,698

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	007001	C	V IN/XFOB	0		RL	78.00	142.00	78.00	FF		1.00	1.00	1.00	700.00	700.00	54,600							

REVIEW DATE 02/17/2022 BY KK Total Acres: 0.00 Total Land Value: 54,600 Market: 0 Agricultural: 0 Common: 54,600 PRINTED 07/30/2025 BY SYS