IN OR 2109/291
PARCELS 31 & 31-1

HENRY DONNELL/HENRY SUSIE
PO BOX 514
CALLAHAN, FL 32011

2025

51-2N-25-0000-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

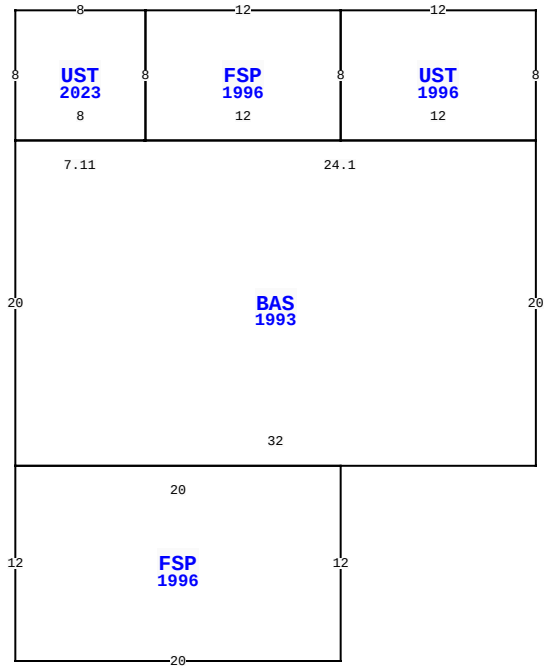
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100	1993	640	48,845
FSP	96	40	1996	38	2,900
FSP	240	40	1996	96	7,327
UST	96	45	1996	43	3,282
UST	64	45	2023	29	2,213
TOTALS	1,136			846	64,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	846	96.0000	96.00	81,216	1971	1971	0	0	0	20.50	79.50

1 SINGLE FAM – 100% - 2019 Heated Area: 640 HX Base Yr 2019



618597 DR MARTIN LUTHER KING JR AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	64,567
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,450
TOTAL MARKET VALUE	110,017
SOH/AGL Deduction	45,815
ASSESSED VALUE	64,202
TOTAL EXEMPTION VALUE	HX HB 39,202
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	110,017
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,881

SHED NO VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313638	REPAIR/RRF	6,300	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2109/0291	12/30/2016	QC	U	I	11	100
GRANTOR: HENRY VIOLA ET AL						
GRANTEE: HENRY VIOLA ET AL						
0563/0829	2/20/1989	WD	U	I	18	100
GRANTOR: HENRY VIOLA						
GRANTEE: HENRY VIOLA L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-32,8] S20 E32 N20 U0L24.1 D0L7.11 $
FSP=[YR=1996;ORIG=-32,28] S12 E20 N12 W20 $
FSP=[YR=1996;ORIG=-12,0] W12 S8 E12 N8 $
UST=[YR=1996;ORIG=0,0] W12 S8 E12 N8 $
UST=[YR=2023;ORIG=-24,8] W8 N8 E8 S8 $
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EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0005	RL	0.00	0.00	1.01	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,450							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.01 Total Land Value: 45,450 Market: 0 Agricultural: 0 Common: 45,450 PRINTED 07/30/2025 BY SYS