PT SEC 51-2N-25E
IN OR 2647/27
PARCEL 1-E

ACCA CONSULTING LLC
54215 JAMIE DR
CALLAHAN, FL 32011

2025

51-2N-25-0000-0060-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

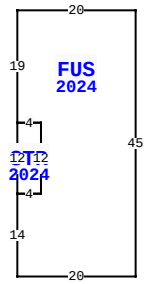
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	8026.00	

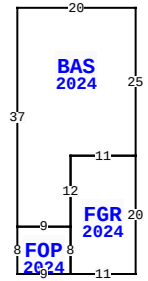
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	608	100	2024	608	70,449
FGR	220	55	2024	121	14,020
FOP	72	30	2024	22	2,549
FUS	852	100	2024	852	98,721
STR	48	10	2024	5	579
TOTALS	1,800			1,608	186,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,608	115.8720	115.87	186,319	2023	2023	0	0	0	0.00	100.00

1 TOWNHOUSE – 0% - 2024 Heated Area: 1460 HX Base Yr





45183 ANNIE LAURA ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	186,319
TOTAL MARKET OB/XF VALUE	4,362
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	220,681
SOH/AGL Deduction	0
ASSESSED VALUE	220,681
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	220,681
TOTAL JUST VALUE	220,681
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	211,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C#?	CO		03/29/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2647/27	6/09/2023	QC	U	V	11	100
GRANTOR: ACCESS AMERICA LLC						
GRANTEE: ACCA CONSULTING LLC						
2625/1242	3/10/2023	QC	U	V	11	100
GRANTOR: ACCESS AMERICA LLC						
GRANTEE: ACCESS AMERICA LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=40,-55] E20 S45 W20 N14 E4 N12 W4 N19 $
BAS=[YR=2024;ORIG=40,10] E20 S25 W11 S12 W9 N37 $
FGR=[YR=2024;ORIG=49,35] E11 S20 W11 N8 N12 $
FOP=[YR=2024;ORIG=40,47] E9 S8 W9 N8 $
STR=[YR=2024;ORIG=40,-36] E4 S12 W4 N12 $
.

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	0810	CONCRETE A	0	0	5	4	20.00	SF	6.50	6.50	100	2024	2023		100	130	
2	0810	CONCRETE A	0	0	31	21	651.00	SF	6.50	6.50	100	2024	2023		100	4,232	

LAND DESCRIPTION

TOTAL OB/XF 4,362

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	000310	C	TOWNHOUSE	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 07/26/2023 BY KW Total Acres: 0.07 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 07/30/2025 BY SYS