LOT 80
PT OR 1559/350
J P PAGE SUB PB 3/20

MELTON PATRICIA ANN/MELTON ANTHONY
PO BOX 474
CALLAHAN, FL 32011-0474

2025

51-2N-25-4170-0080-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 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		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

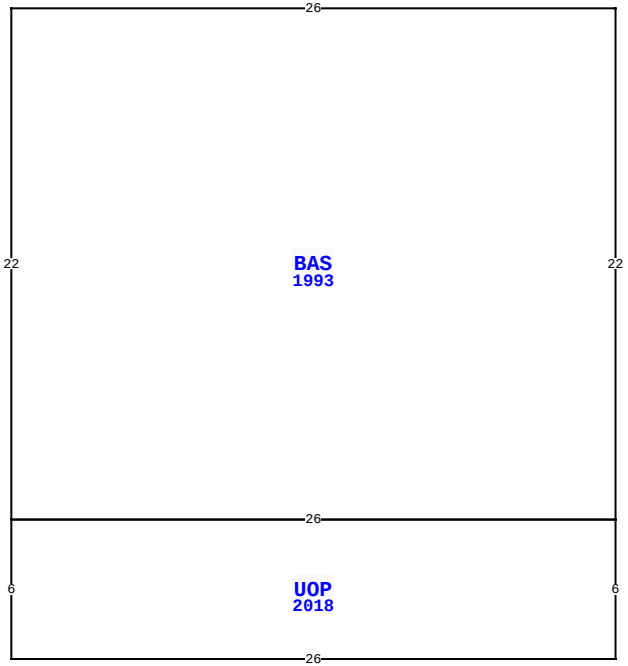
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	572	100	1993	572	29,198
UOP	156	20	2018	31	1,582
TOTALS	728			603	30,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	603	83.0000	83.00	50,049	1962	1962	0	0	0	38.50	61.50

1 SINGLE FAM – 0% - 0 Heated Area: 572 HX Base Yr



45029 MARVIN ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/28/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	30,780
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	11,000
TOTAL MARKET VALUE	41,780
SOH/AGL Deduction	0
ASSESSED VALUE	41,780
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,780
TOTAL JUST VALUE	41,780
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	39,479

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4907	MH MOVE-ON	0	02/23/2007
M12714	MECH OTHER	0	02/01/2007
P12154	OTHER	0	02/01/2007
E984557	REMODEL	0	03/01/1998
MH971934	MH MOVE-ON	0	09/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1568/0674	5/27/2008	WD	Q	I	01	100
GRANTOR: MELTON JAMES R LEE						
GRANTEE: MELTON PATRICIA ANN						
1559/0350	4/02/2008	WD	Q	I	01	100
GRANTOR: MELTON RAYMOND						
GRANTEE: MELTON PATRICIA ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S22 UOP=[YR=2018] S6 E26 N6 W26$E26 N22$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		RM	0.00	0.00	1.00	UT		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 11,000 Market: 0 Agricultural: 0 Common: 11,000 PRINTED 07/30/2025 BY SYS