LOTS 1 2 & 7 (EX PAR 7-1)
IN OR 1513/689-694 &
CASE #45-2011-DR-116

MCNIGHT RODNEY OHARA
45168 PAGE ST
CALLAHAN, FL 32011

2025

51-2N-25-4240-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

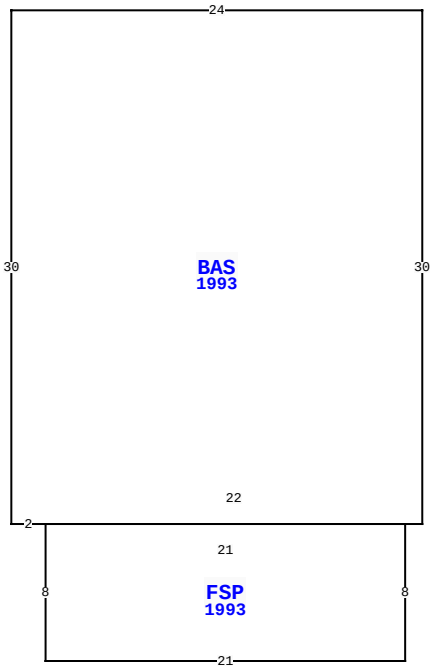
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE 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
BAS	720	100	1993	720	28,800
FSP	168	40	1993	67	2,680
TOTALS	888			787	31,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	787	80.0000	80.00	62,960	1930	1930	0	0	0	50.00	50.00

2 SINGLE FAM – 100% - 2008 Heated Area: 720 HX Base Yr 2008



45168 PAGE ST, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	31,480
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	67,480
SOH/AGL Deduction	18,089
ASSESSED VALUE	49,391
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	24,391
TOTAL JUST VALUE	67,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1943	REPAIR/RRF	5,965	03/18/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1513/0694	7/18/2007	QC	Q	I	01	100
GRANTOR: HUMPHRIES ELTON						
GRANTEE: NELSON RODNEY						
1513/0693	7/18/2007	QC	Q	I	01	100
GRANTOR: HUMPHRIES MAHOGANY						
GRANTEE: NELSON RODNEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S30 E2 FSP=[YR=1993] S8 E21 N8 W21 $ E22 N30 $.

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	100	0006	RL	0.00	0.00	3.00	UT		1.00	1.00	1.50	8,000.00	12,000.00	36,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 07/30/2025 BY SYS