PT OF LOT 10
IN OR 515 PG 483
EAST CALLAHAN SUB PB 1/35

VIETZE ROBERT S
45131 LOWE ROAD
CALLAHAN, FL 32011

2026

28-2N-25-3060-0010-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

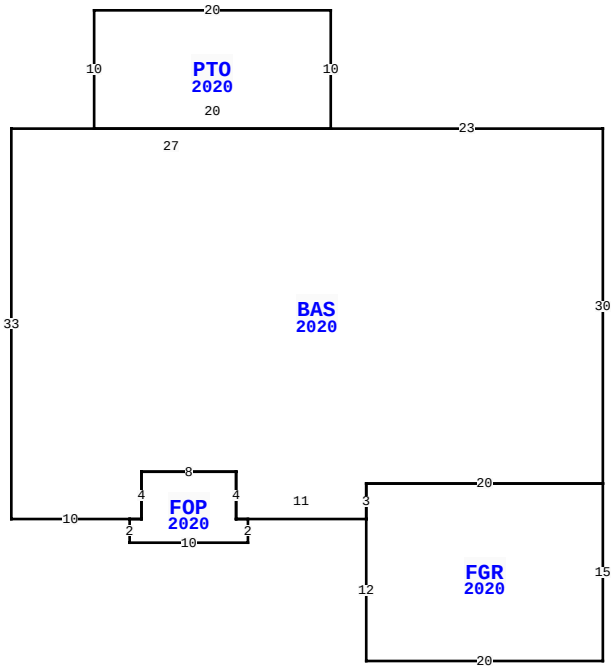
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,558	100	2020	1,558	220,657
FGR	300	55	2020	165	23,369
FOP	52	30	2020	16	2,266
PTO	200	5	2020	10	1,417
TOTALS	2,110			1,749	247,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,749	104.5000	145.26	254,060	2020	2020	0	0	0	2.50	97.50

3 SNGL FAM 100% - 2022 Heated Area: 1558 HX Base Yr



45131 LOWE RD, CALLAHAN

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		247,708
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		96,000
TOTAL MARKET VALUE		343,708
SOH/AGL Deduction		31,336
ASSESSED VALUE		312,372
TOTAL EXEMPTION VALUE	14	312,372
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		343,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,699

MISC WOOD/ALUMN STRG = NV : 9/2023KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004278	CO ISSUED	0	10/16/2020
20004278	NEW CONSTR	219,439	05/19/2020
19011579	DEMOLITION	4,000	11/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0515/0483	4/20/1987	WD	Q	I		27,000
GRANTOR: WISE JIMMY & ANGELA						
GRANTEE: VIETZE ROBERT S						
0349/0607	12/01/1981	WD	Q	V		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W23 PTO=[YR=2020] N10 W20 S10 E20$ W27 S33 E10
FOP=[YR=2020] S2 E10 N2 W1 N4 W8 S4 W1$ E1 N4 E8 S4 E11
FGR=[YR=2020] S12 E20 N15 W20 S3$ N3 E20 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	0005	OR	0.00	0.00	1.92	AC		1.00	1.00	1.00	50,000.00	50,000.00	96,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.92 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 07/09/2026 BY SYS