PT OF LOT 25 IN OR 2636/1088
EAST CALLAHAN S/D PBK 1/35

WOODARD ROSELYN
45030 REVERE STREET
CALLAHAN, FL 32011

2026

28-2N-25-3060-0025-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

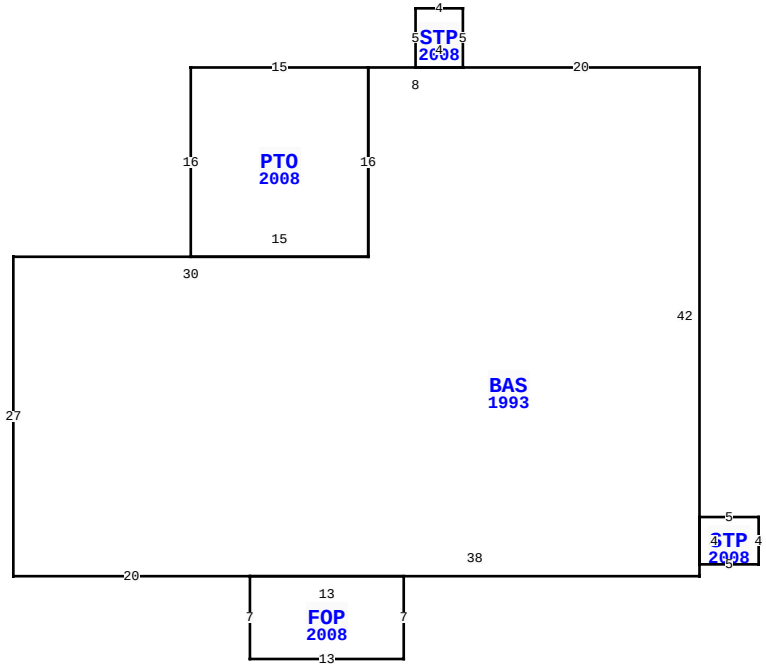
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 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	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,014	100	1993	2,014	189,544
FOP	91	30	2008	27	2,541
PTO	240	5	2008	12	1,129
STP	20	10	2008	2	188
STP	20	10	2008	2	188
TOTALS	2,385			2,057	193,591

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,057	121.1280	127.18	261,609	1969	1993	0	0	0	26.00	74.00

1 SINGLE FAM 100% - 2024 Heated Area: 2014 HX Base Yr 2024



45030 REVERE ST, CALLAHAN

BLD DATE		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		193,591
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		258,591
SOH/AGL Deduction		22,903
ASSESSED VALUE		235,688
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		184,277
TOTAL JUST VALUE		258,591
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2636/1088	5/01/2023	WD	Q	I	01	225,000
GRANTOR: FISHER MARGARET SUE						
GRANTEE: WOODARD ROSELYN						
2049/1734	5/24/2016	QC	U	I	11	100
GRANTOR: BERELSON SAMMANTHA						
GRANTEE: FISHER MARGARET SUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 STP=[YR=2008] N5 W4 S5 E4$ W8 PTO=[YR=2008] W15 S16 E15 N16 $ S16 W30 S27 E20 FOP=[YR=2008] S7 E13 N7 W13$ E38 N1 STP=[YR=2008] E5 N4 W5 S4$ N42$.

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		OR	0.00	0.00	1.30	AC		1.00	1.00	1.00	50,000.00	50,000.00	65,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.30 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS