BLK 4 LOT PT OF 3
IN OR 2842/212
BOOTHS SURVEY PBK 1/29

GRAY SHERRY M L/E/
45316 GREEN AVE
CALLAHAN, FL 32011

2026

29-2N-25-3120-0045-0010

BUILDING CHARACTERISTICS

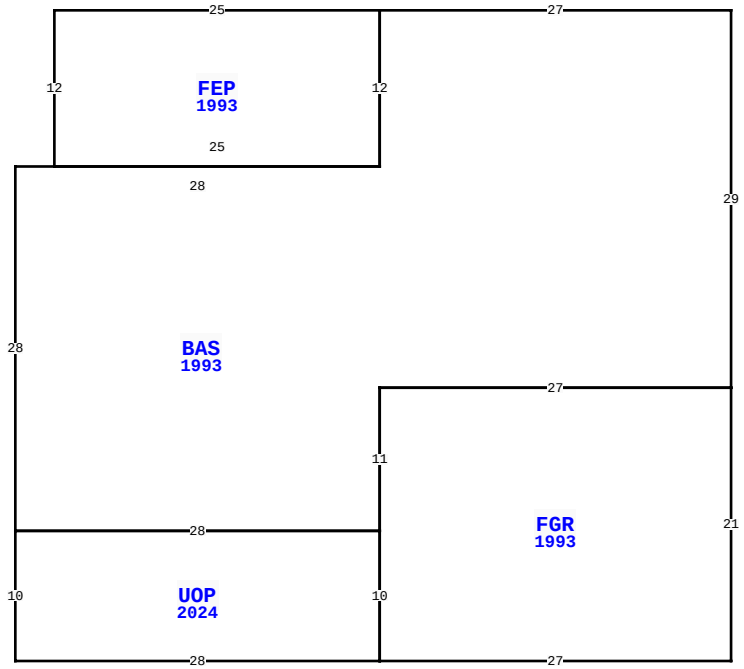
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,567	100	1993	1,567	149,830
FEP	300	80	1993	240	22,947
FGR	567	55	1993	312	29,832
UOP	280	20	2024	56	5,354
TOTALS	2,714			2,175	207,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,175	97.0200	134.86	293,320	1983	1983	0	0	0	29.10	70.90

1 SNGL FAM 100% - 2019 Heated Area: 1567 HX Base Yr 2019



45316 GREEN AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		207,964
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		258,964
SOH/AGL Deduction		81,107
ASSESSED VALUE		177,857
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		126,446
TOTAL JUST VALUE		258,964
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,736

MISC SHED NO VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4197	REPAIR/RRF	0	06/01/2018
4081	XFOB	0	10/27/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2848/1050	1/21/2026	QC	U	I	11	100
GRANTOR: GRAY SHERRY MAY						
GRANTEE: ASHBY ANDREA MICHEL						
2842/212	1/21/2026	QC	U	I	11	100
GRANTOR: GRAY SHERRY MAY						
GRANTEE: ASHLEY ANDREA MICHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W27 S12 W28 S28 E28 N11 E27 N29 $
FGR=[YR=1993;ORIG=-27,40] S10 E27 N21 W27 S11 $
FEP=[YR=1993;ORIG=-27,0] W25 S12 E25 N12 $
UOP=[YR=2024;ORIG=-27,50] W28 N10 E28 S10 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	MU	75.00	215.00	75.00	FF		1.00	1.00	1.00	680.00	680.00	51,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS