BLOCK 3 PT OF LOT 1
IN OR 2762/322 & OR 2762/324
BOOTHE SURVEY PB 1 PG 29

MCANALLEN MELISSA M
45254 GREEN AVE
CALLAHAN, FL 32011

2026

29-2N-25-3120-0052-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

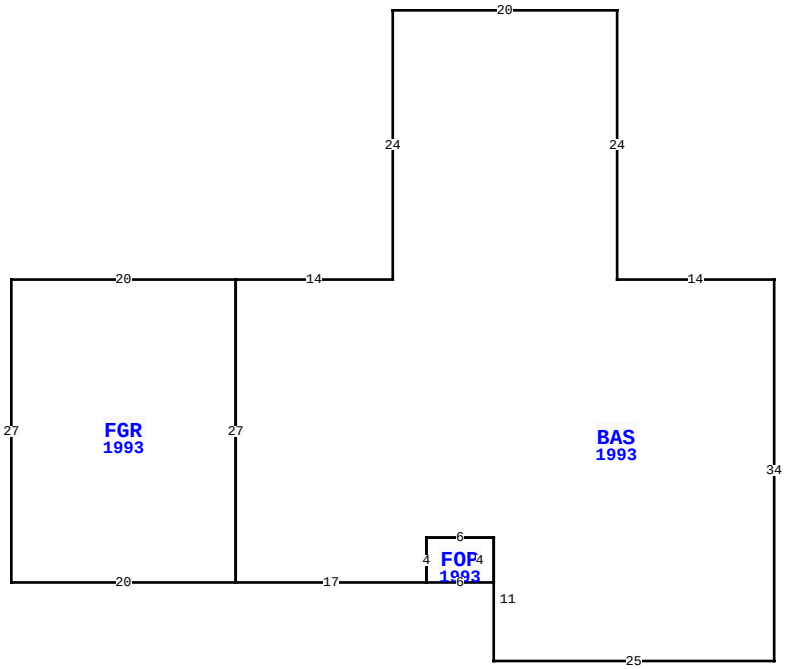
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	1,927	100	1993	1,927	186,279
FGR	540	55	1993	297	28,710
FOP	24	30	1993	7	677
TOTALS	2,491			2,231	215,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,231	111.7200	155.29	346,452	1972	1972	0	0	0	37.75	62.25

1 SNGL FAM 100% - 2025 Heated Area: 1927 HX Base Yr 2025



45254 GREEN AVE, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		215,666
TOTAL MARKET OB/XF VALUE		1,092
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		284,758
SOH/AGL Deduction		8,423
ASSESSED VALUE		276,335
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		224,924
TOTAL JUST VALUE		284,758
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2196	REPAIR/RRF	2,890	04/15/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2762/324	1/13/2025	WD	U	I	16	20,000
GRANTOR: MCANALLEN THOMAS D &						
GRANTEE: MCANALLEN MELISSA M						
2762/322	1/13/2025	WD	U	I	16	150,000
GRANTOR: BRAY DAVID E II						
GRANTEE: MCANALLEN MELISSA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 N24 W20 S24 W14 FGR=[YR=1993] W20 S27 E20 N27$ S27 E17 FOP=[YR=1993] E6 N4 W6 S4$ N4 E6 S11 E25 N34$.

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1973	1973	3	31.2	1,092	

LAND DESCRIPTION

TOTAL OB/XF 1,092

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	MU	100.00	210.00	100.00	FF		1.00	1.00	1.00	680.00	680.00	68,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS