PT OF LOT 2 BLOCK 3
IN OR 1921/1294
BOOTHE SURVEY PB1/29

ALLEN ANITA A
45208 GREEN AVE
CALLAHAN, FL 32011

2026

29-2N-25-3120-0054-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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

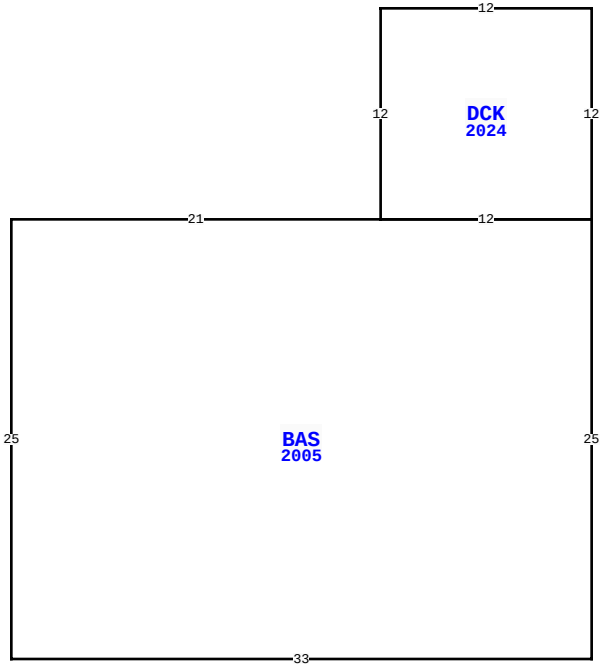
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	825	100	2005	825	84,433
DCK	144	10	2024	14	1,433
TOTALS	969			839	85,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	839	108.0000	113.40	95,143	2005	2005	0	0	0	9.75	90.25

1 SINGLE FAM 100% - 2018 Heated Area: 825 HX Base Yr 2018



45208 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		85,867
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		71,400
TOTAL MARKET VALUE		157,267
SOH/AGL Deduction		84,868
ASSESSED VALUE		72,399
TOTAL EXEMPTION VALUE	HX HB	47,399
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		157,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,752

MISC SHED & CONCRETE NO VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23-4721	ROOF		12/11/2023
4241	XFOB	0	04/01/2019
B2766	NEW CONSTR	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1921/1294	6/02/2014	QC	U	I	11	100
GRANTOR: ALLEN LOIS T						
GRANTEE: ALLEN ANITA A						
1805/0621	5/04/2001	QC	Q	I	01	20,000
GRANTOR: THOMAS LULA M						
GRANTEE: ALLEN LOIS T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W12 W21 S25 E33 N25 $
DCK=[YR=2024;ORIG=-12,0] E12 N12 W12 S12 $
.

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	MU	105.00	210.00	105.00	FF		1.00	1.00	1.00	680.00	680.00	71,400							

REVIEW DATE 01/30/2024 BY KW Total Acres: 0.00 Total Land Value: 71,400 Market: 0 Agricultural: 0 Common: 71,400 PRINTED 07/09/2026 BY SYS