BLK 2 S-7 OF LOT 5
OR 284/648
D OF C OR 192/112

SHROUDER GERALD L & TERRY
PO BOX 212
CALLAHAN, FL 32011-0212

2026

29-2N-25-3160-0002-0057

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

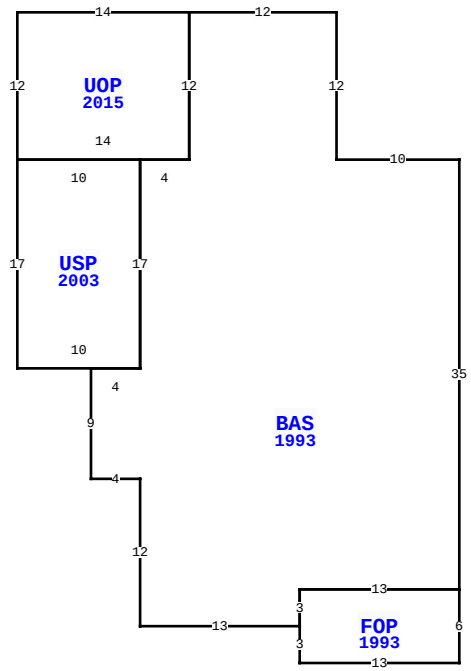
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,129	100	1993	1,129	120,929
FOP	78	30	1993	23	2,464
UOP	168	20	2015	34	3,642
USP	170	30	2003	51	5,463
TOTALS	1,545			1,237	132,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,237	143.1318	150.29	185,909	1950	1985	0	0	0	28.73	71.27

1 SINGLE FAM 100% - 0 Heated Area: 1129 HX Base Yr 1980



45237 THIRD 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		132,497
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		61,200
TOTAL MARKET VALUE		193,697
SOH/AGL Deduction		121,766
ASSESSED VALUE		71,931
TOTAL EXEMPTION VALUE	HX HB	46,931
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		193,697
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B01-4	ADDITION	2,450	06/01/2001
2361	ADDITION	1,200	04/30/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0284/0648	2/01/1979	WD	Q	I		21,000
GRANTOR:						
GRANTEE:						
0179/0699	1/01/1974	WD	Q	V		3,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N12 W12 UOP=[YR=2015] W14 S12
USP=[YR=2003] S17 E10 N17 W10$ E14 N12$ S12 W4 S17 W4 S9 E4
S12 E13 FOP=[YR=1993] S3 E13 N6 W13 S3$ N3 E13 N35$.

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		RL	90.00	98.00	90.00	FF		1.00	1.00	1.00	680.00	680.00	61,200							

REVIEW DATE 04/02/2026 BY TWA Total Acres: 0.00 Total Land Value: 61,200 Market: 0 Agricultural: 0 Common: 61,200 PRINTED 07/09/2026 BY SYS