BLOCK 3 PT LOT 4
IN OR 2828/1015
ESMT IN OR 502/830

THOMPSON FAMILY TRUST/THOMPSON GARY TRUSTEE
6154 LANNIE RD
JACKSONVILLE, FL 32218

2026

29-2N-25-3160-0003-0044

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

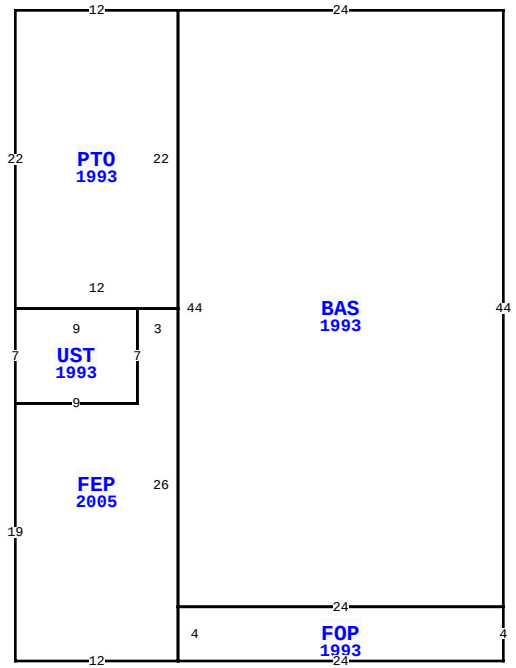
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,056	100	1993	1,056	107,027
FEP	249	80	2005	199	20,169
FOP	96	30	1993	29	2,939
PTO	264	5	1993	13	1,318
UST	63	45	1993	28	2,838
TOTALS	1,728			1,325	134,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,325	143.0000	150.15	198,949	1968	1980	0	0	0	32.50	67.50

1 SINGLE FAM 0% - 2026 Heated Area: 1056 HX Base Yr



45261 FOURTH 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	134,291
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,400
TOTAL MARKET VALUE	188,691
SOH/AGL Deduction	0
ASSESSED VALUE	188,691
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,691
TOTAL JUST VALUE	188,691
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2783	CARPORT	0	04/07/2005
2335	REPAIR/RRF	20	10/25/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2828/1015	11/07/2025	WD	U	I	11	100
GRANTOR: THOMPSON DELORES						
GRANTEE: THOMPSON FAMILY TRU						
2364/0877	5/27/2020	WD	Q	I	01	125,000
GRANTOR: WATSON BETTY W						
GRANTEE: THOMPSON JACK & DEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 PTO=[YR=1993] W12 S22 UST=[YR=1993] S7
FEP=[YR=2005] S19 E12 FOP=[YR=1993] E24 N4 W24 S4 $ N26 W3 S7
W9 $ E9 N7 W9 $ E12 N22 $ S44 E24 N44 $.

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	0	0006	RL	80.00	210.00	80.00	FF		1.00	1.00	1.00	680.00	680.00	54,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 54,400 Market: 0 Agricultural: 0 Common: 54,400 PRINTED 07/09/2026 BY SYS