BLOCK 4 PT LOTS 3 & 6
IN OR 2780/1057
E H BRADDOCK ADD TO TOWN OF CALL

RAYNOLDS JAMES WOOD & VIRGINIA JO LEE
45250 4TH AVE
CALLAHAN, FL 32011

2026

29-2N-25-3160-0004-0062

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Kitch	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

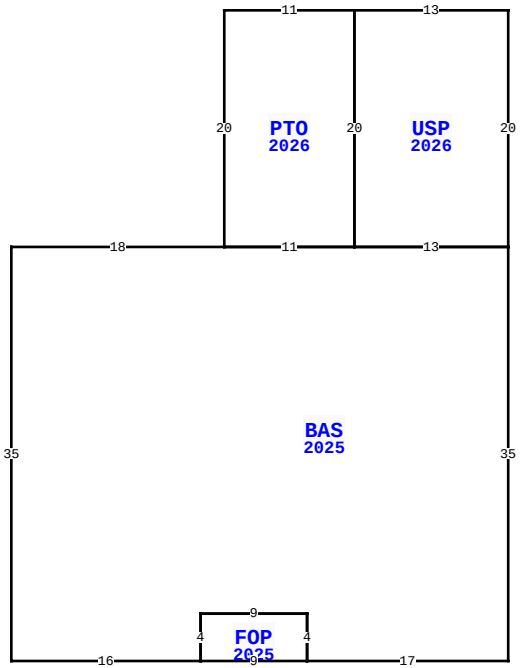
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,434	100	2025	1,434	190,908
FOP	36	30	2025	11	1,464
PTO	220	5	2026	11	1,464
USP	260	30	2026	78	10,384
TOTALS	1,950			1,534	204,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,534	126.7860	133.13	204,221	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 1434 HX Base Yr 2026



45250 FOURTH AV, 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		204,221
TOTAL MARKET OB/XF VALUE		4,620
TOTAL LAND VALUE - MARKET		55,080
TOTAL MARKET VALUE		263,921
SOH/AGL Deduction		26,656
ASSESSED VALUE		237,265
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		185,854
TOTAL JUST VALUE		263,921
NCON VALUE		30,543
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4744-POOL	0912 & USP		10/01/2024
4744-E	NEW SFR		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2780/1057	4/10/2025	WD	Q	I	02	276,900
GRANTOR: TIMBERLINE INC						
GRANTEE: RAYNOLDS JAMES WOOD						
2706/1337	4/02/2024	SW	U	V	11	100
GRANTOR: CLASS INVESTMENTS COM						
GRANTEE: TIMBERLINE INC						

BUILDING NOTES

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
1	0912	SCRN RM G	0	100	20	11	220.00	SF	21.00	21.00	100	2026	2025		100	4,620	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E18 E11 E13 S35 W17 N4 W9 S4 W16 N35 $
FOP=[YR=2025;ORIG=26,41] E9 S4 W9 N4 $
USP=[YR=2026;ORIG=52,10] W13 N20 E13 S20 $
PTO=[YR=2026;ORIG=39,10] W11 N20 E11 S20 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,620

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		R-1	81.00	100.00	81.00	FF		1.00	1.00	1.00	680.00	680.00	55,080							

REVIEW DATE 09/17/2025 BY TW Total Acres: 0.00 Total Land Value: 55,080 Market: 0 Agricultural: 0 Common: 55,080 PRINTED 07/09/2026 BY SYS