BLOCK 1 N63.5 FT OF LOTS 3 & 4
PT OR 1758/394
LAKESIDE PARK SUB PB 0/36

BEZODA LLC
541300 US HWY 1
CALLAHAN, FL 32011

2026

29-2N-25-3200-0001-0031

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

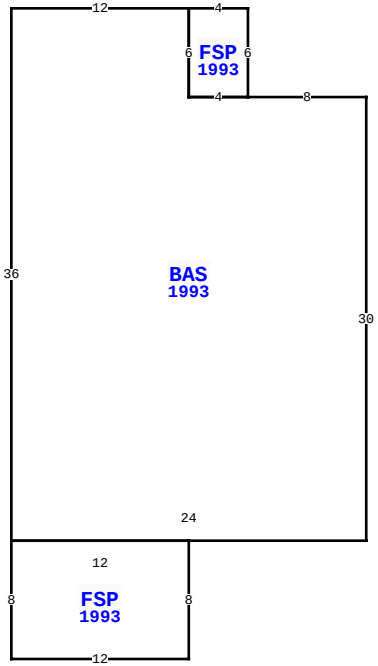
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	792	100	1993	792	72,030
FSP	24	40	1993	10	910
FSP	96	40	1993	38	3,456
TOTALS	912			840	76,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	840	118.2500	124.16	104,294	1947	1947	0	0	0	26.75	73.25

1 SINGLE FAM 0% - 0 Heated Area: 792 HX Base Yr



45027 SECOND 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	76,395
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	43,180
TOTAL MARKET VALUE	119,575
SOH/AGL Deduction	6,072
ASSESSED VALUE	113,503
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,503
TOTAL JUST VALUE	119,575
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1758/0394	9/30/2011	QC	U	I	11	100

GRANTOR: BEZODA LLC
GRANTEE: BEZODA LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 FSP=[YR=1993] N6 W4 S6 E4 $ W4 N6 W12 S36
FSP=[YR=1993] S8 E12 N8 W12$ E24 N30$.

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	MU	64.00	180.00	63.50	FF		1.00	1.00	1.00	680.00	680.00	43,180							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 43,180 Market: 0 Agricultural: 0 Common: 43,180 PRINTED 07/09/2026 BY SYS