BLOCK 3 LOT 8
LAKESIDE PARK SUB PB 0/36

RAU PENNY LEEANN L/E/
45128 WARRIOR DRIVE
CALLAHAN, FL 32011

2026

29-2N-25-3200-0003-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

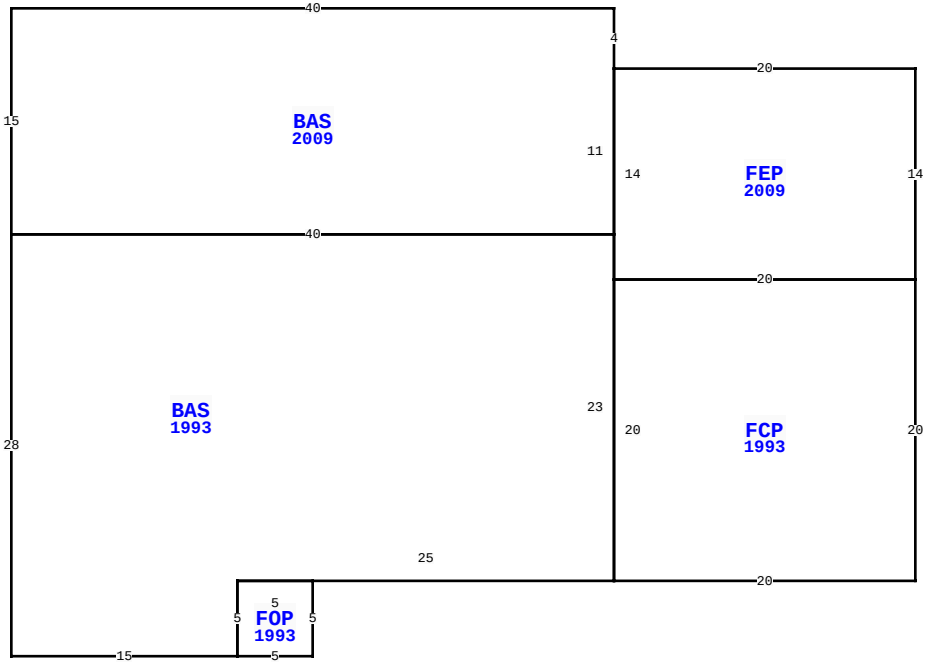
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	995	100	1993	995	98,134
BAS	600	100	2009	600	59,176
FCP	400	25	1993	100	9,863
FEP	280	80	2009	224	22,092
FOP	25	30	1993	8	789
TOTALS	2,300			1,927	190,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,927	125.3224	131.59	253,574	1961	1961	0	0	0	25.05	74.95

1 SINGLE FAM 100% - 1980 Heated Area: 1595 HX Base Yr 1980



45128 WARRIOR DR, 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		190,054
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		66,640
TOTAL MARKET VALUE		256,694
SOH/AGL Deduction		134,776
ASSESSED VALUE		121,918
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		65,507
TOTAL JUST VALUE		256,694
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2870/1383	5/25/2026	WD	U	I	11	100
GRANTOR: RAU PENNY LEEANN						
GRANTEE: RAU CHRISTOPHER J						
597/639	5/15/1990	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: RAU PENNY LEEANN						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2009] W20 BAS=[YR=2009] N4 W40 S15 BAS=[YR=1993] S28 E15 FOP=[YR=1993] E5N5 W5S5$ N5 E25 FCP=[YR=1993] E20 N20 W20 S20$ N23 W40$ E40 N11$ S14 E20 N14$.

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	RL	98.00	168.00	98.00	FF		1.00	1.00	1.00	680.00	680.00	66,640							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 66,640 Market: 0 Agricultural: 0 Common: 66,640 PRINTED 07/09/2026 BY SYS