BLOCK 4 LOT 1 EX S79.38'
LAKESIDE PARK SUB PB 0/36

HADDOCK NOAH BAILEY
45068 4TH AVE
CALLAHAN, FL 32011

2026

29-2N-25-3200-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

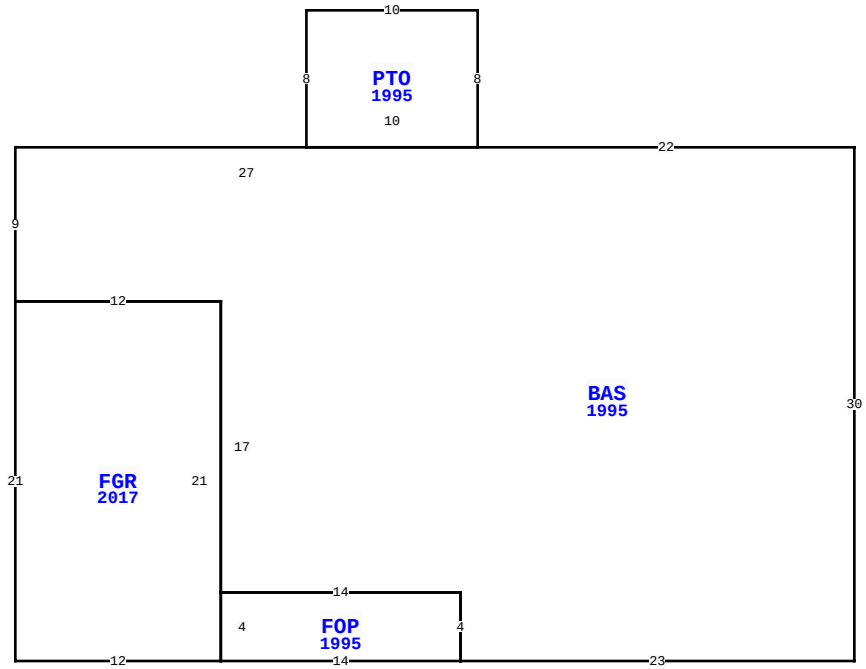
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,162	100	1995	1,162	133,901
FGR	252	55	2017	139	16,018
FOP	56	30	1995	17	1,959
PTO	80	5	1995	4	461
TOTALS	1,550			1,322	152,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,322	121.2640	127.33	168,330	1995	2005	0	0	0	9.50	90.50

2 SINGLE FAM 100% - 2025 Heated Area: 1162 HX Base Yr 2025



45068 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		152,339
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,602
TOTAL MARKET VALUE		212,941
SOH/AGL Deduction		0
ASSESSED VALUE		212,941
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		161,530
TOTAL JUST VALUE		212,941
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4149	REPAIR/RRF	0	10/05/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2727/1046	7/15/2024	WD	Q	I	01	275,000
GRANTOR: EDWARDS LYNDSIE C						
GRANTEE: HADDOCK NOAH BAILEY						
2140/1432	8/15/2017	WD	U	I	37	95,000
GRANTOR: KEENER SUSANNAH E						
GRANTEE: EDWARDS LYNDSIE C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W22 PTO=[YR=1995] N8 W10 S8 E10$ W27 S9
FGR=[YR=2017] S21 E12 FOP=[YR=1995] E14 N4 W14 S4$ N21 W12 $
E12 S17 E14 S4 E23 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	100	0006	RL	89.00	98.00	89.12	FF		1.00	1.00	1.00	680.00	680.00	60,602							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 60,602 Market: 0 Agricultural: 0 Common: 60,602 PRINTED 07/09/2026 BY SYS