BLOCK 4 S79.38' OF LOT 1
IN OR 1598/941
LAKESIDE PARK SUB PB O/36

SHAW ZACHARY L
45056 FOURTH AVE
CALLAHAN, FL 32011

2026

29-2N-25-3200-0004-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

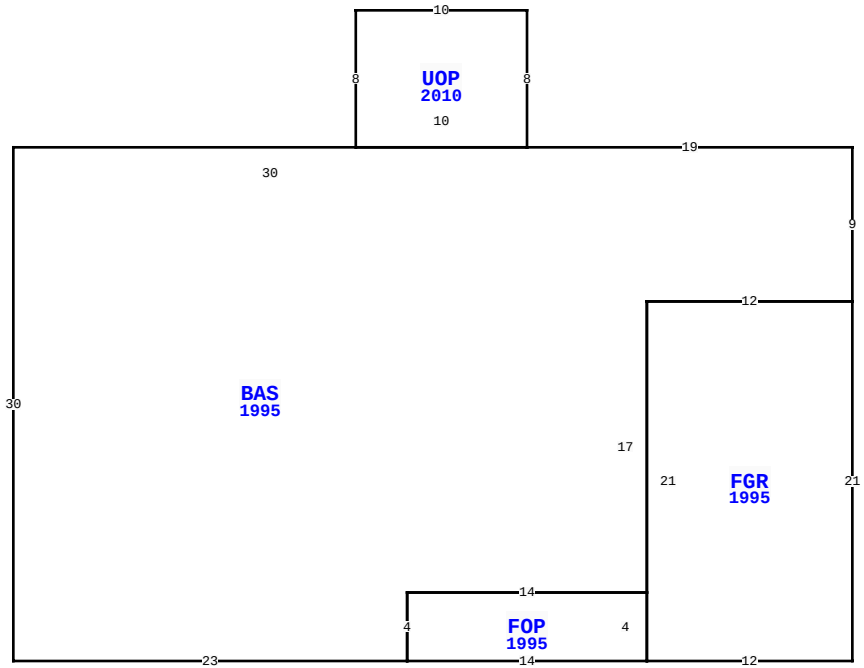
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	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	1,162	100	1995	1,162	118,991
FGR	252	55	1995	139	14,234
FOP	56	30	1995	17	1,741
UOP	80	20	2010	16	1,639
TOTALS	1,550			1,334	136,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,334	114.4000	120.12	160,240	1995	1995	0	0	0	14.75	85.25

1 SINGLE FAM 0% - 0 Heated Area: 1162 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	

45056 FOURTH AVE, CALLAHAN

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	136,605
TOTAL MARKET OB/XF VALUE	168
TOTAL LAND VALUE - MARKET	53,978
TOTAL MARKET VALUE	190,751
SOH/AGL Deduction	20,604
ASSESSED VALUE	170,147
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	170,147
TOTAL JUST VALUE	190,751
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,672

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1598/0941	12/29/2008	WD	Q	I	06	100
GRANTOR: MCCORMICK DARRELL L						
GRANTEE: SHAW ZACHARY L						
1598/0939	12/29/2008	QC	Q	I	06	100
GRANTOR: SHAW A LEWIS						
GRANTEE: MCCORMICK DARRELL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W19 UOP=[YR=2010] N8W10S8 E10$W30 S30E23FOP=[YR=1995] E14 FGR=[YR=1995] E12N21W12S21$N4W14S4$ N4E14N17E12N9$.

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
2	1242	WD DECK A	0	0	7	12	84.00	SF	10.00	10.00	100	2003	2003	3	20	168	

LAND DESCRIPTION

TOTAL OB/XF 168

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		RL	79.00	98.00	79.38	FF		1.00	1.00	1.00	680.00	680.00	53,978							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 53,978 Market: 0 Agricultural: 0 Common: 53,978 PRINTED 07/09/2026 BY SYS