BLOCK 3 N196 FT OF 4 &
S14 FT OF LOT 1
IN OR 2245/1544

PARKERSON TANYA D & RHETT P
55138 PEACEFUL TRL DR
CALLAHAN, FL 32011

2026

29-2N-25-3220-0003-0012

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	07	ASB SHNGLE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 07

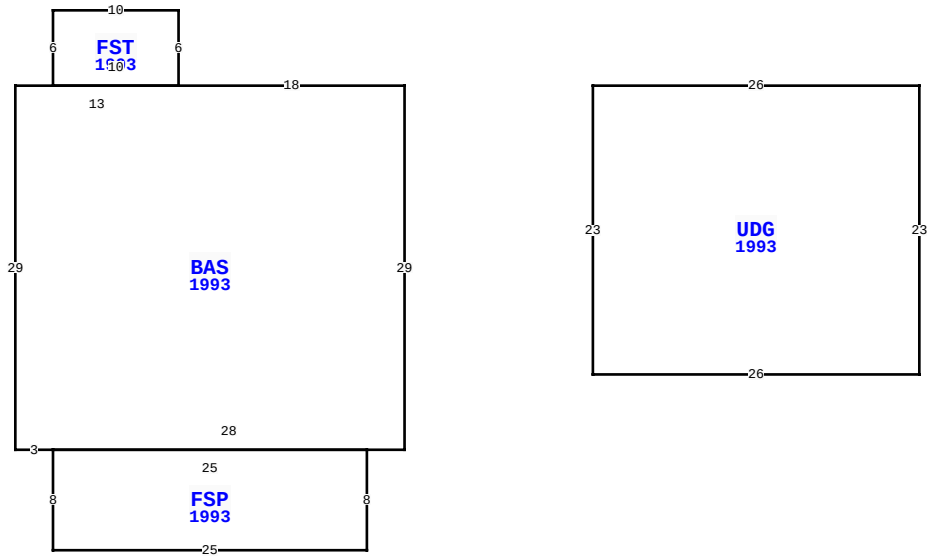
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	899	100	1993	899	63,496
FSP	200	40	1993	80	5,650
FST	60	55	1993	33	2,331
UDG	598	55	1993	329	23,237
TOTALS	1,757			1,341	94,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,341	106.1840	111.49	149,508	1955	1955	0	0	0	36.65	63.35

1 SINGLE FAM 0% - 0 Heated Area: 899 HX Base Yr



45164 THIRD 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	94,713
TOTAL MARKET OB/XF VALUE	658
TOTAL LAND VALUE - MARKET	142,800
TOTAL MARKET VALUE	238,171
SOH/AGL Deduction	48,878
ASSESSED VALUE	189,293
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,293
TOTAL JUST VALUE	238,171
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2501	REMODEL	11,802	04/01/2002
2167	REPAIR/RRF	2,975	10/19/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2245/1544	11/30/2018	WD	Q	I	01	140,000
GRANTOR: DENSLOW GERALD D JR &						
GRANTEE: PARKERSON TANYA DEN						
1553/1172	3/03/2008	QC	Q	I	01	100
GRANTOR: DENSLOW GERALD DEAN J						
GRANTEE: DENSLOW GERALD D JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 FST=[YR=1993] N6 W10 S6 E10 $ W13 S29 E3
FSP=[YR=1993] S8 E25 N8 W25 $ E28 N29 $ PTR= E15
UDG=[YR=1993] E26 S23 W26 N23 $ W15 $.

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	0350	CARPORT WD	0	0	11	23	253.00	SF	13.00	13.00	100	2002	2002	3	20	658	

LAND DESCRIPTION

TOTAL OB/XF 658

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	210.00	210.00	210.00	FF		1.00	1.00	1.00	680.00	680.00	142,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 142,800 Market: 0 Agricultural: 0 Common: 142,800 PRINTED 07/09/2026 BY SYS