BLOCK 3 S'LY 79.97 FT OF LOT 2
IN OR 2163/450
WILSON & OGILVIE SUB DB B9/500

FLEMING URBAN C IV & JACQUELYN
45167 FOURTH AV
CALLAHAN, FL 32011

2026

29-2N-25-3220-0003-0023

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

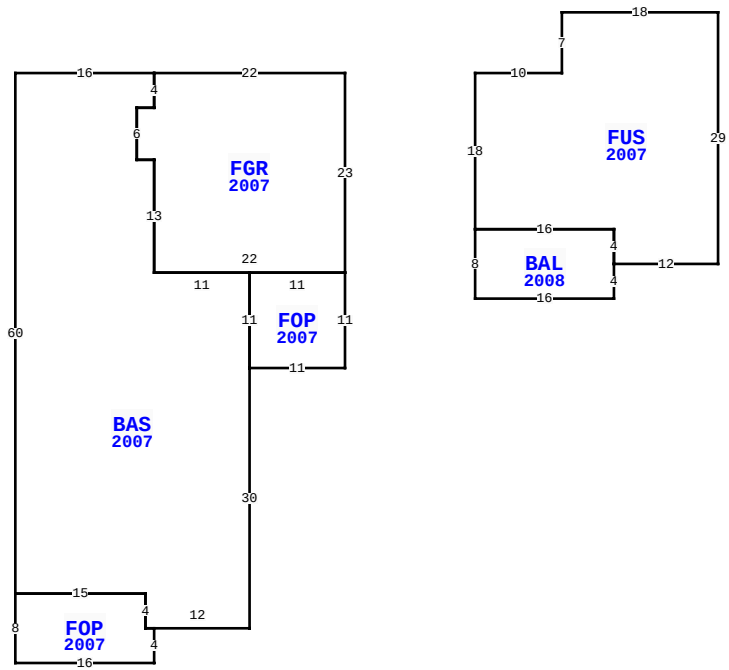
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAL	128	15	2008	19	2,807
BAS	1,403	100	2007	1,403	207,273
FGR	518	55	2007	285	42,105
FOP	121	30	2007	36	5,319
FOP	124	30	2007	37	5,466
FUS	678	100	2007	678	100,165
TOTALS	2,972			2,458	363,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,458	116.1600	161.46	396,869	2007	2007	0	0	0	8.50	91.50

1 SNGL FAM 100% - 2019 Heated Area: 2081 HX Base Yr 2019



45167 FOURTH AV, 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		514,121
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		53,720
TOTAL MARKET VALUE		567,841
SOH/AGL Deduction		198,061
ASSESSED VALUE		369,780
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		318,369
TOTAL JUST VALUE		567,841
NCON VALUE		38,628
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		523,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2163/0450	12/08/2017	WD	Q	I	01	300,000
GRANTOR: HOLLOWAY LIVING TRUST						
GRANTEE: FLEMING URBAN C IV						
1689/0886	6/23/2010	WD	U	I	30	100
GRANTOR: HOLLOWAY CECIL R & LE						
GRANTEE: HOLLOWAY CECIL R JR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2007] W22 BAS=[YR=2007] W16 S60 FOP=[YR=2007] S8 E16 N4 W1 N4 W15$ E15 S4 E12 N30 FOP=[YR=2007] E11 N11 W11 S11$ N11 W11 N13 W2 N6 E2 N4$S4 W2 S6 E2 S13 E22 N23$ PTR=E15 FUS=[YR=2007] E10 N7 E18 S29 W12 BAL=[YR=2008] S4 W16 N8 E16 S4$ N4 W16 N18$ W15$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RL	79.00	210.00	79.00	FF		1.00	1.00	1.00	680.00	680.00	53,720							

REVIEW DATE 04/02/2026 BY TWA Total Acres: 0.00 Total Land Value: 53,720 Market: 0 Agricultural: 0 Common: 53,720 PRINTED 07/09/2026 BY SYS

BLOCK 3 S'LY 79.97 FT OF LOT 2
IN OR 2163/450
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CALLAHAN, FL 32011

2026

29-2N-25-3220-0003-0023

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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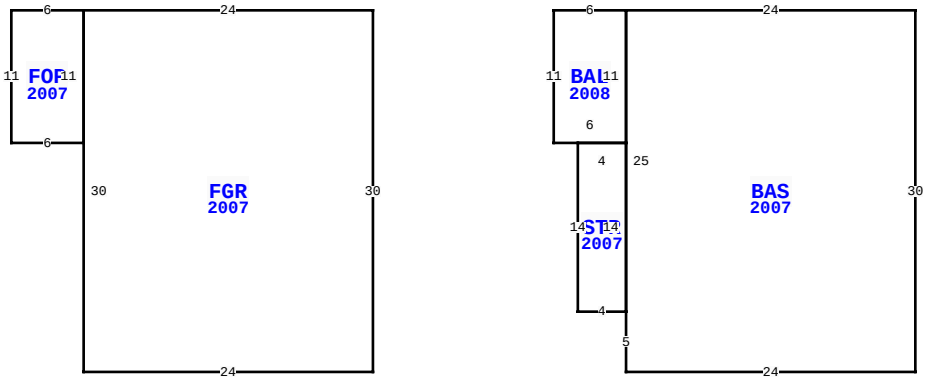
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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
BAL	66	15	2008	10	1,310
BAS	720	100	2007	720	94,367
FGR	720	55	2007	396	51,902
FOP	66	30	2007	20	2,621
STR	56	10	2007	6	786
TOTALS	1,628			1,152	150,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,152	136.4220	143.24	165,012	2007	2007	0	0	0	8.50	91.50

2 SINGLE FAM 100% - 2019 Heated Area: 720 HX Base Yr 2019



45167 FOURTH AV, CALLAHAN

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 1

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1689/0886	6/23/2010	WD	U	I	30	100
GRANTOR: HOLLOWAY CECIL R & LE						
GRANTEE: HOLLOWAY CECIL R JR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2007] W24 FOP=[YR=2007] W6 S11 E6 N11$ S30 E24 N30$
PTR=E15 BAL=[YR=2008] E6 BAS=[YR=2007] E24 S30 W24 N5
STR=[YR=2007] W4 N14 E4 S14$ N25$ S11 W6 N11$ W15$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/02/2026 BY TWA Total Acres: 0.00 Total Land Value: 53,720 Market: 0 Agricultural: 0 Common: 53,720 PRINTED 07/09/2026 BY SYS