BLOCK 3 LOT S63 FT OF N120 FT
OF 3 &
FRACT SOUTH OF S60 FT OF N120

BRYAN JAMES CALEB & WHITNEY L
45143 FOURTH AV
CALLAHAN, FL 32011

2026

29-2N-25-3220-0003-0033

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

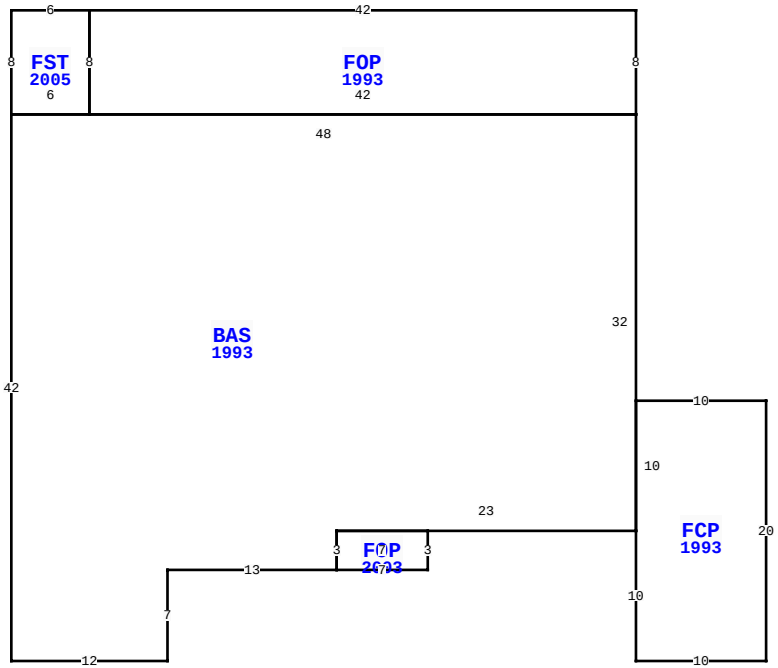
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	HARDIE BRD 40
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,695	100	1993	1,695	157,973
FCP	200	25	1993	50	4,660
FOP	336	30	1993	101	9,413
FOP	21	30	2003	6	559
FST	48	55	2005	26	2,423
TOTALS	2,300			1,878	175,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,878	118.1880	124.10	233,060	1956	1985	0	0	0	24.90	75.10

1 SINGLE FAM 100% - 2008 Heated Area: 1695 HX Base Yr 2008



45143 FOURTH AVE, CALLAHAN

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

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
3	0510	GARAGE WD-	0	100	20	15	300.00	SF	35.00	35.00	100	2006	2006	3	36	3,780	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		175,028
TOTAL MARKET OB/XF VALUE		3,780
TOTAL LAND VALUE - MARKET		46,240
TOTAL MARKET VALUE		225,048
SOH/AGL Deduction		99,331
ASSESSED VALUE		125,717
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		74,306
TOTAL JUST VALUE		225,048
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2787	REPAIR/RRF	0	04/01/2005
P2641	REMODEL	0	10/30/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1835/0463	12/19/2012	QC	U	I	11	100
GRANTOR: BRYAN JAMES CALEB & W						
GRANTEE: BRYAN JAMES CALEB &						
1505/0715	6/12/2007	WD	Q	I		198,000
GRANTOR: KRINER GARY & THERESA						
GRANTEE: BRYAN JAMES C & WHI						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W42 FST=[YR=2005] W6 S8 BAS=[YR=1993] S42 E12N7 E13 FOP=[YR=2003] E7 N3 W7 S3$ N3E23 FCP=[YR=1993] S10 E10 N20 W10 S10$ N32 W48$E6 N8 $ S8 E42 N8$.

LAND DESCRIPTION

TOTAL OB/XF 3,780

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	68.00	210.00	68.00	FF		1.00	1.00	1.00	680.00	680.00	46,240							

REVIEW DATE 04/02/2026 BY TWA Total Acres: 0.00 Total Land Value: 46,240 Market: 0 Agricultural: 0 Common: 46,240 PRINTED 07/09/2026 BY SYS