BLOCK 4 PT OF LOT 2 (S-3)
SUBLOT E
IN OR 1844/843

TRAWICK CLARICE A REV TRUST/TRAWICK CLARICE A TRUS
45431 FIFTH AV
CALLAHAN, FL 32011

2026

29-2N-25-3220-0004-0023

BUILDING CHARACTERISTICS

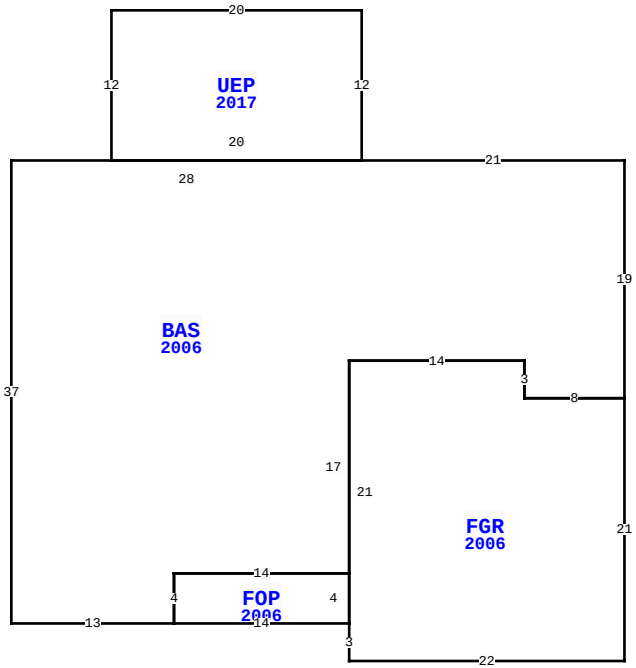
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,319	100	2006	1,319	179,618
FGR	504	55	2006	277	37,721
FOP	56	30	2006	17	2,315
UEP	240	60	2017	144	19,609
TOTALS	2,119			1,757	239,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,757	109.1550	151.73	266,590	2006	2006	0	0	0	10.25	89.75

1 SNGL FAM 100% - 2007 Heated Area: 1319 HX Base Yr 2007



45431 FIFTH AVE, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		239,265
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		74,800
TOTAL MARKET VALUE		314,065
SOH/AGL Deduction		164,589
ASSESSED VALUE		149,476
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		98,065
TOTAL JUST VALUE		314,065
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4664-M	MECHANICAL		05/24/2023
B2831	NEW CONSTR	0	08/29/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1844/0843	2/19/2013	WD	U	I	30	100
GRANTOR: TRAWICK CLARICE J						
GRANTEE: TRAWICK CLARICE A T						
1419/0468	6/09/2006	WD	Q	I		155,000
GRANTOR: WEST LAWRENCE W JR &						
GRANTEE: TRAWICK RUSSELL A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W21 UEP=[YR=2017] N12 W20 S12 E20 $ W28 S37 E13 FOP=[YR=2006] E14 FGR=[YR=2006] S3 E22 N21 W8 N3 W14 S21 $ N4 W14 S4 $ N4 E14 N17 E14 S3 E8 N19 $.

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	0006	RL	110.00	96.00	110.00	FF		1.00	1.00	1.00	680.00	680.00	74,800							

REVIEW DATE 04/01/2026 BY TWA Total Acres: 0.00 Total Land Value: 74,800 Market: 0 Agricultural: 0 Common: 74,800 PRINTED 07/09/2026 BY SYS