BLOCK 4 S 80 FT OF LOT 4
IN OR 1999/1920
WILSON & OGILVIE SUB

MITCHELL JACOB S
45136 FOURTH AVENUE
CALLAHAN, FL 32011

2026

29-2N-25-3220-0004-0042

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 80
Interior Floo	11	CLAY TILE 20
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
BUD8 Adjustme	01	DIST CA 100
Quality	06	Quality Level 06

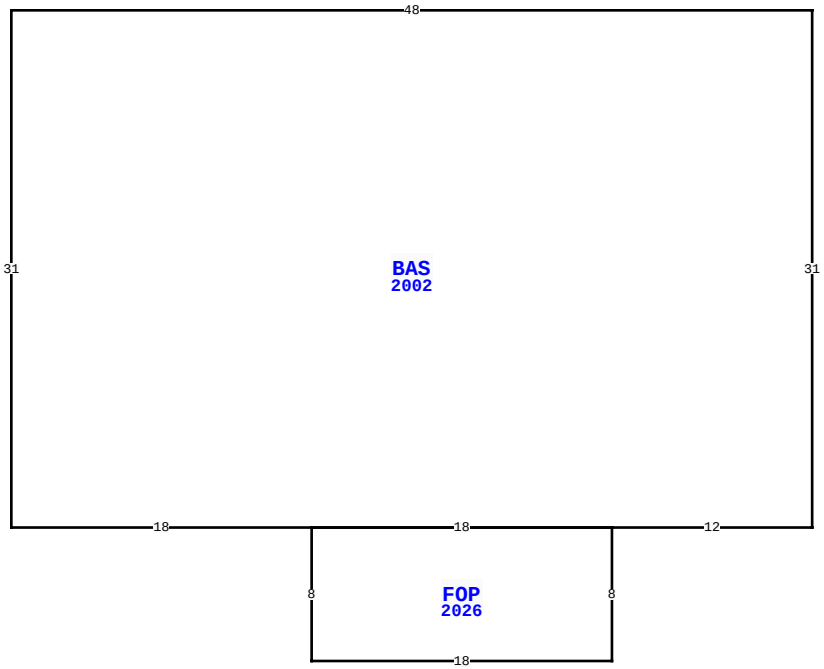
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	2002	1,488	100,263
FOP	144	30	2026	43	2,898
TOTALS	1,632			1,531	103,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,531	162.7600	146.48	224,261	2002	2002	0	0	0	54.00	46.00

1 M/H 94+ 100% - 2016 Heated Area: 1488 HX Base Yr 2016



45136 FOURTH 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		103,160
TOTAL MARKET OB/XF VALUE		16,284
TOTAL LAND VALUE - MARKET		53,040
TOTAL MARKET VALUE		172,484
SOH/AGL Deduction		83,257
ASSESSED VALUE		89,227
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		37,816
TOTAL JUST VALUE		172,484
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2549	XFOB	1,300	11/22/2002
B2534	XFOB	500	09/01/2002
B2583	OTHER	0	08/01/2002
1922	H/AC	0	01/23/1996
099	ADDITION	2,000	10/04/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1999/1920	8/31/2015	WD	Q	I	01	95,000
GRANTOR: WHITSON MARILYN W						
GRANTEE: MITCHELL JACOB S						
0663/1823	7/28/1992	WD	Q	I		17,000
GRANTOR: PRICE EVELYN						
GRANTEE: WHITSON BRUCE & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W48 S31 E18 E18 E12 N31 $
FOP=[YR=2026;ORIG=-12,31] W18 S8 E18 N8 $
.

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	30	24	720.00	SF	35.00	35.00	100	2000	2000	3	26	6,552	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	
5	0748	M/H FONDTN	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2002	2002	3	100	5,000	
6	0510	GARAGE WD-	0	100	16	16	256.00	SF	35.00	35.00	100	1995	1995	3	20	1,792	

LAND DESCRIPTION

TOTAL OB/XF 16,284

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		RL	78.00	210.00	78.00	FF		1.00	1.00	1.00	680.00	680.00	53,040							

REVIEW DATE 04/01/2026 BY TWA Total Acres: 0.00 Total Land Value: 53,040 Market: 0 Agricultural: 0 Common: 53,040 PRINTED 07/09/2026 BY SYS