LOTS 1 & 2
PINEY POINT SUB PB 3/62

KIRK DAVID J & DONNA D
45344 5TH AVE
CALLAHAN, FL 32011

2026

49-2N-25-4120-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

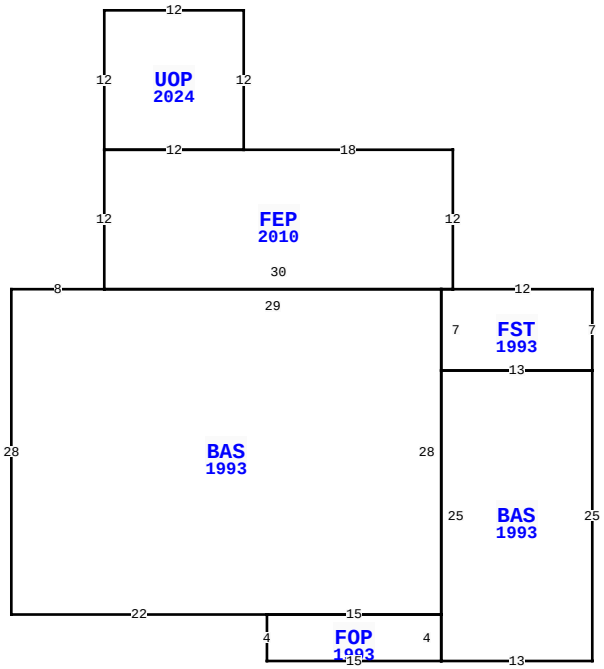
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	325	100	1993	325	30,221
BAS	1,036	100	1993	1,036	96,335
FEP	360	80	2010	288	26,780
FOP	60	30	1993	18	1,674
FST	91	55	1993	50	4,649
UOP	144	20	2024	29	2,697
TOTALS	2,016			1,746	162,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,746	117.3900	123.26	215,212	1983	1983	0	0	0	24.56	75.44

1 SINGLE FAM 100% - 2011 Heated Area: 1361 HX Base Yr 2011



45344 FIFTH AV, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		162,356
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		97,240
TOTAL MARKET VALUE		259,596
SOH/AGL Deduction		97,413
ASSESSED VALUE		162,183
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		110,772
TOTAL JUST VALUE		259,596
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4156	XFOB	0	11/01/2017
1959	CHNGE SRVC	2,939	05/08/1996
1946	REMODEL	3,700	04/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2440/0206	2/01/2021	QC	U	I	11	100
GRANTOR: HARDMAN WANDA E & DAV						
GRANTEE: KIRK DAVID J & DONN						
1714/1245	2/10/2007	QC	U	I	11	85,400
GRANTOR: HARDMAN WANDA E						
GRANTEE: HARDMAN WANDA E ETA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-42,0] W8 S28 E22 E15 N28 W29 $
FEP=[YR=2010;ORIG=-12,0] N12 W18 W12 S12 E30 $
BAS=[YR=1993;ORIG=-13,32] E13 N25 W13 S25 $
FST=[YR=1993;ORIG=0,0] W12 W1 S7 E13 N7 $
FOP=[YR=1993;ORIG=-28,28] S4 E15 N4 W15 $
UOP=[YR=2024;ORIG=-42,-12] E12 N12 W12 S12 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	143.00	135.00	143.00	FF		1.00	1.00	1.00	680.00	680.00	97,240							

REVIEW DATE 04/02/2024 BY TWA Total Acres: 0.00 Total Land Value: 97,240 Market: 0 Agricultural: 0 Common: 97,240 PRINTED 07/09/2026 BY SYS