LOT 10
PINEY POINT SUB PB 3/62

MALOY TYLER DONOVAN/MALOY CHAD LEE
45061 AIRSTREAM AVE
CALLAHAN, FL 32011

2026

49-2N-25-4120-0010-0000

BUILDING CHARACTERISTICS

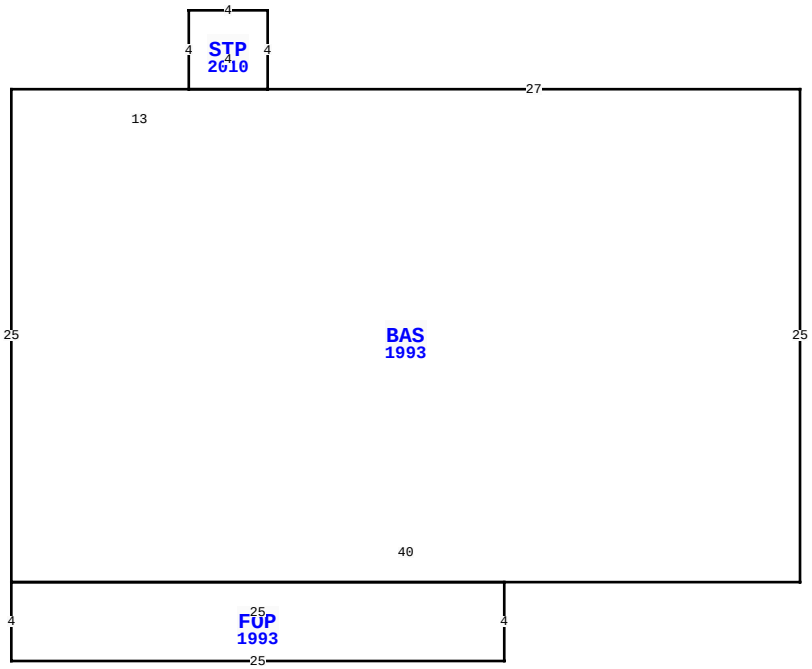
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	1,000	100	1993	1,000	143,232
FOP	100	30	1993	30	4,297
STP	16	10	2010	2	286
TOTALS	1,116			1,032	147,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,032	124.5240	173.09	178,629	1984	1984	0	0	0	17.25	82.75

1 SNGL FAM 50% - 2021 Heated Area: 1000 HX Base Yr 2021



45061 AIRSTREAM AVE, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		147,815
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		198,815
SOH/AGL Deduction		55,165
ASSESSED VALUE		143,650
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		118,650
TOTAL JUST VALUE		198,815
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2165	REPAIR/RRF	2,400	10/14/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2632/830	3/30/2023	SW	U	I	11	100
GRANTOR: MALOY TYLER D &						
GRANTEE: MALOY CHAD LEE ET A						
2402/1151	10/13/2020	WD	Q	I	01	167,500
GRANTOR: MORIE JOSIAH B & BRIT						
GRANTEE: MALOY CHAD L & TYLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 STP=[YR=2010] N4 W4 S4 E4$ W13 S25
FOP=[YR=1993] S4 E25N4 W25$ E40 N25$.

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	50		RL	75.00	110.00	75.00	FF		1.00	1.00	1.00	680.00	680.00	51,000							

REVIEW DATE 04/01/2026 BY TWA Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS