

THOMAS JOHN DANIEL
45090 AIRSTREAM AVE
CALLAHAN, FL 32011

49-2N-25-4120-0013-0000

BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	05	AVERAGE 60			
Exterior Wall	15	CONC BLOCK 40			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	11	CLAY TILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	03	FORCED AIR 100			
Bedrooms		3 100			
Bathrooms		3 100			
Frame Stories Units	02	WOOD FRAME 100 2. 100 3 100			
BUD8 Adjustme Occupancy	06	DIST 1D 100 00 NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0800	MULTI-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
APT	832	100	1993	832	103,662
APT	680	100	2004	680	84,724
APT	680	100	2004	680	84,724
FOP	20	30	2004	6	748
UOP	32	20	2004	6	748
UOP	300	20	2004	60	7,475
UST	8	45	2004	4	498
TOTALS	2,552			2,268	282,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2800	01	2,268	104.9580	143.79	326,116	1971	1998	0	0	0 13.35	86.65

1 TRI PLEX 0% - 2023

Heated Area: 2192

HX Base Yr

APT 2004

UOP 2004

APT 1993

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		282,580	
TOTAL MARKET OB/XF VALUE		1,267	
TOTAL LAND VALUE - MARKET		81,600	
TOTAL MARKET VALUE		365,447	
SOH/AGL Deduction		0	
ASSESSED VALUE		365,447	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		365,447	
TOTAL JUST VALUE		365,447	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		355,084	

PERMIT NUM DESCRIPTION AMT ISSUED

B2613 NEW CONSTR 5,000 04/12/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2528/0421	1/11/2022	QC	U	I	11	100

GRANTOR: BRAY VALERIE T

GRANTEE: THOMAS JOHN DANIEL

2445/1774 3/24/2021 QC U I 11 100

GRANTOR: THOMAS JOHN DANIEL

GRANTEE: BRAY VALERIE T

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993;ORIG=0,0] W11 W13 S4 W16 S16 E16 S4 E24 N24 \$
APT=[YR=2004;ORIG=-26,-30] W20 S34 E20 N34 \$
APT=[YR=2004;ORIG=15,0] E1 E19 S34 W20 N34 \$
UOP=[YR=2004;ORIG=-16,-4] N26 W10 S30 E10 N4 \$
UOP=[YR=2004;ORIG=16,0] N4 E8 S4 W8 \$
FOP=[YR=2004;ORIG=-11,0] N4 W5 S4 E5 \$
UST=[YR=2004;ORIG=-26,4] E2 N4 W2 S4 \$
PTR=[ORIG=0,0] E15 W15 \$
.

EXTRA FEATURES

45090 AIRSTREAM AV, CALLAHAN

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
1	0940	SHEDS/PORT	0	0	12	16		192.00 SF	30.00	100	2006	2006	3	22	1,267	

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

LAND DESCRIPTION

TOTAL OB/XF 1,267

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAMILY	0	0006	CH	60.00	125.00	60.00	FF		1.00	1.00	1.00	680.00	680.00	40,800							
2	000800	C	MULTI-FAMILY	0	0006	CH	60.00	80.00	60.00	FF		1.00	1.00	1.00	680.00	680.00	40,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 81,600 Market: 0 Agricultural: 0 Common: 81,600 PRINTED 07/09/2026 BY SYS