LOT 40
J P PAGE SUB PB 3/20
ESMT IN OR 2680/761

GALL MARK THOMAS
45025 JAMES ST
CALLAHAN, FL 32011

2026

51-2N-25-4170-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

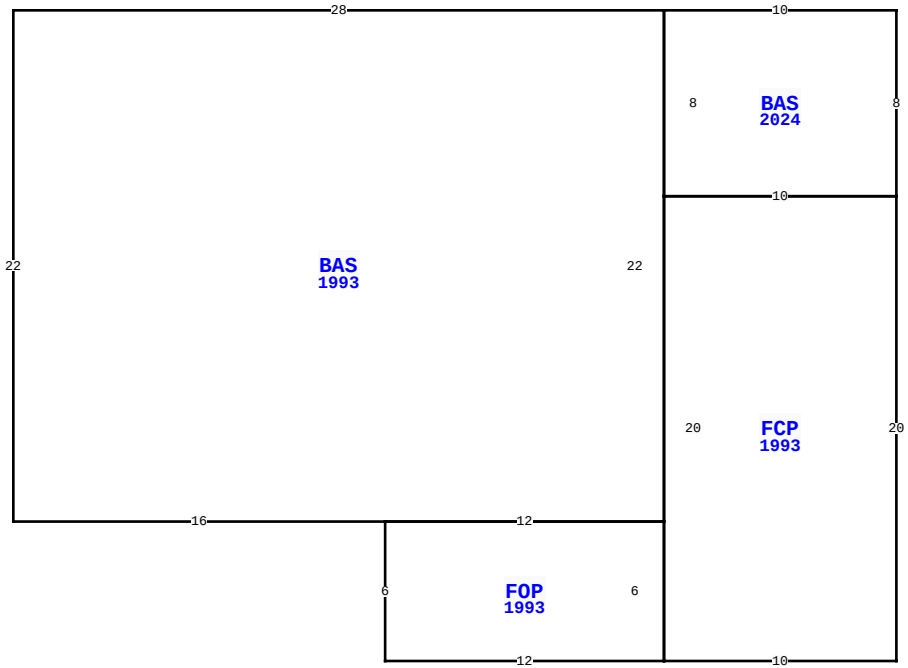
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 60
Exterior Wall	04	SINGLE SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	616	100	1993	616	57,379
BAS	80	100	2024	80	7,452
FCP	200	25	1993	50	4,657
FOP	72	30	1993	22	2,049
TOTALS	968			768	71,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	768	114.8400	120.58	92,605	1961	1981	0	0	0	22.75	77.25

1 SINGLE FAM 100% - 2024 Heated Area: 696 HX Base Yr 2024



45025 JAMES ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/02/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		71,537
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		25,500
TOTAL MARKET VALUE		97,037
SOH/AGL Deduction		26,088
ASSESSED VALUE		70,949
TOTAL EXEMPTION VALUE	HX HB	45,949
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		97,037
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2301170	REMODEL	2,000	01/26/2023
21003464	REPAIR/RRF	2,200	03/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2615/0470	1/17/2023	WD	Q	I	03	40,000
GRANTOR: LOPEZ OSVELI S						
GRANTEE: GALL MARK THOMAS						
2404/1533	10/23/2020	WD	U	I	37	7,500
GRANTOR: SAPP CASEY J						
GRANTEE: LOPEZ OSVELI S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-38,7] S22 E16 E12 N22 W28 $
FCP=[YR=1993;ORIG=-10,35] E10 N20 W10 S20 $
BAS=[YR=2024;ORIG=0,15] N8 W10 S8 E10 $
FOP=[YR=1993;ORIG=-22,29] S6 E12 N6 W12 $
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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	RM	0.00	0.00	1.00	UT		1.00	1.00	1.00	25,500.00	25,500.00	25,500							

REVIEW DATE 07/13/2023 BY KW Total Acres: 0.00 Total Land Value: 25,500 Market: 0 Agricultural: 0 Common: 25,500 PRINTED 07/09/2026 BY SYS