LOT 76
IN OR 1974/1198
J P PAGE SUB PB 3/20

COOPER WALTER C JR
PO BOX 909
CALLAHAN, FL 32011

2026

51-2N-25-4170-0076-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 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	13	LVT/LAMNT 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
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

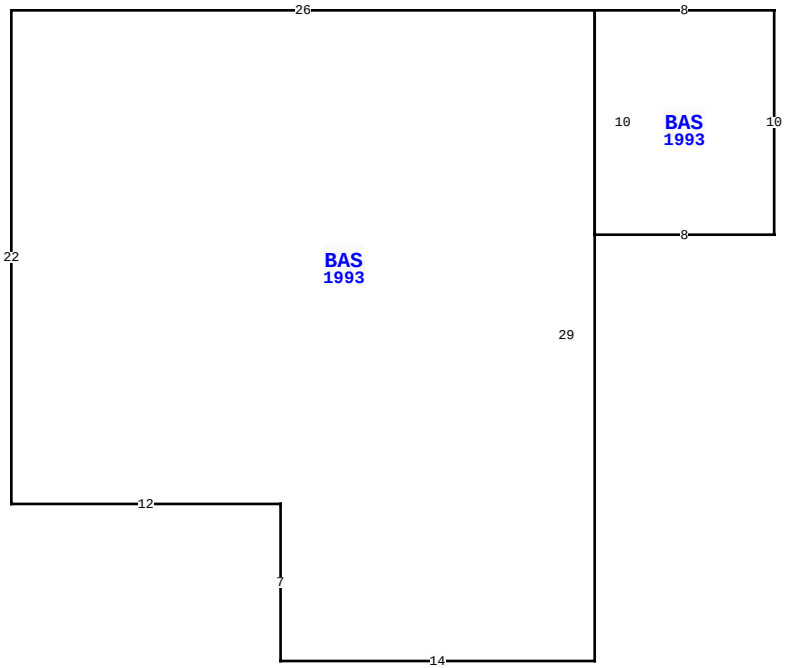
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	80	100	1993	80	4,886
BAS	670	100	1993	670	40,920
TOTALS	750			750	45,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	750	96.1400	100.95	75,712	1961	1961	0	0	0	39.50	60.50

1 SINGLE FAM 0% - 0 Heated Area: 750 HX Base Yr



45144 ANNIE LAURA ST, CALLAHAN

BLD DATE	10/25/2007	DJ	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	45,806
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	15,300
TOTAL MARKET VALUE	61,106
SOH/AGL Deduction	13,290
ASSESSED VALUE	47,816
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,816
TOTAL JUST VALUE	61,106
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21504	REMODEL BTH/KIT	3,500	06/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/1198	4/06/2015	QC	U	I	11	100
GRANTOR: HAMPTON KEVA ET AL						
GRANTEE: COOPER WALTER C JR						
1974/1187	9/12/2014	PR	U	I	19	100
GRANTOR: WILBERT ANNETTE P/R						
GRANTEE: HAMPTON KEVA ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 BAS=[YR=1993] W26 S22 E12 S7 E14 N29$ S10 E8 N10$.

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	0	0006	RM	0.00	0.00	1.00	UT		1.00	1.00	0.60	25,500.00	15,300.00	15,300							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 15,300 Market: 0 Agricultural: 0 Common: 15,300 PRINTED 07/09/2026 BY SYS