PT GOVT LOT 3 OF SEC 27-3N-25E
IN OR 2227/762 & ESMT IN
OR 1839/1613

COLE RICHARD L & BRENDA L
46551 MIDDLE ROAD
CALLAHAN, FL 32011

2023

27-3N-25-0000-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

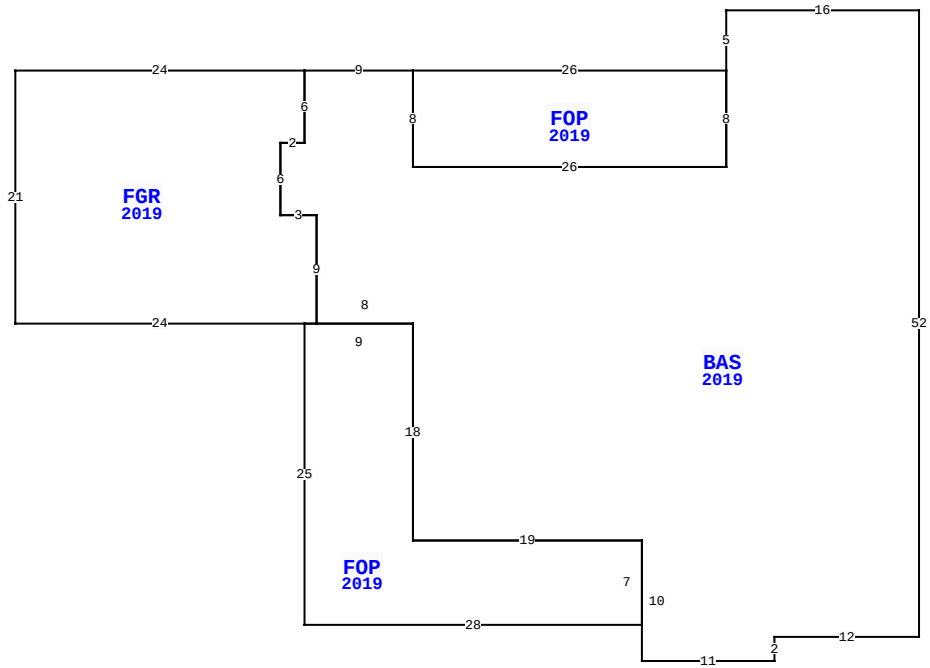
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,908	100	1,908	217,337
FGR	501	55	276	31,439
FOP	208	30	62	7,062
FOP	358	30	107	12,188
TOTALS	2,975		2,353	268,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,353	97.0200	115.21	271,089	2019	2019	0	0	0	1.13	98.87

2 SNGL FAM – 100% - 2020 Heated Area: 1908 HX Base Yr 2020



46551 MIDDLE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/29/2019 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		268,026
TOTAL MARKET OB/XF VALUE		2,212
TOTAL LAND VALUE - MARKET		57,750
TOTAL MARKET VALUE		327,988
SOH/AGL Deduction		116,485
ASSESSED VALUE		211,503
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		161,503
TOTAL JUST VALUE		327,988
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009723	CO ISSUED	0	09/16/2019
18012077	NEW CONSTR	266,488	12/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2227/0762	8/22/2018	WD	U	I	37	50,000
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: COLE RICHARD L & BR						
1558/0873	3/31/2008	WD	U	I	06	800,000
GRANTOR: WOOTEN THOMAS						
GRANTEE: HIGGINBOTHAM ALBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W16 S5 FOP=[YR=2019] W26 S8 E26 N8$S8 W26 N8 W9 FGR=[YR=2019] W24 S21 E24 FOP=[YR=2019] S25 E28 N7 W19 N18 W9$ E1 N9 W3 N6E2 N6$ S6 W2 S6 E3 S9 E8 S18 E19 S10 E11 N2 E12 N52$.

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
3	0940	SHEDS/PORT	0	100	0	0	120.00	SF	30.00	30.00	100	2010	2010	3	50	1,800	
4	0810	CONCRETE A	0	100	0	0	64.00	SF	6.50	6.50	100	2019	2019	3	99	412	

LAND DESCRIPTION

TOTAL OB/XF 2,212

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	000115	C	SFR ACRES	100		OR	0.00	0.00	2.75	AC		1.00	1.00	0.60	35,000.00	21,000.00	57,750							

REVIEW DATE 07/16/2019 BY KB Total Acres: 2.75 Total Land Value: 57,750 Market: 0 Agricultural: 0 Common: 57,750 PRINTED 08/02/2023 BY SYS