PT E1/2 OF SE1/4 SEC 33-3N-25E
IN OR 2164/1545 (EX ESMT IN
OR 2032/1774)

DAVIDSON CARRIE M & NICK L
P O BOX 1064
CALLAHAN, FL 32011

2023

33-3N-25-0000-0006-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

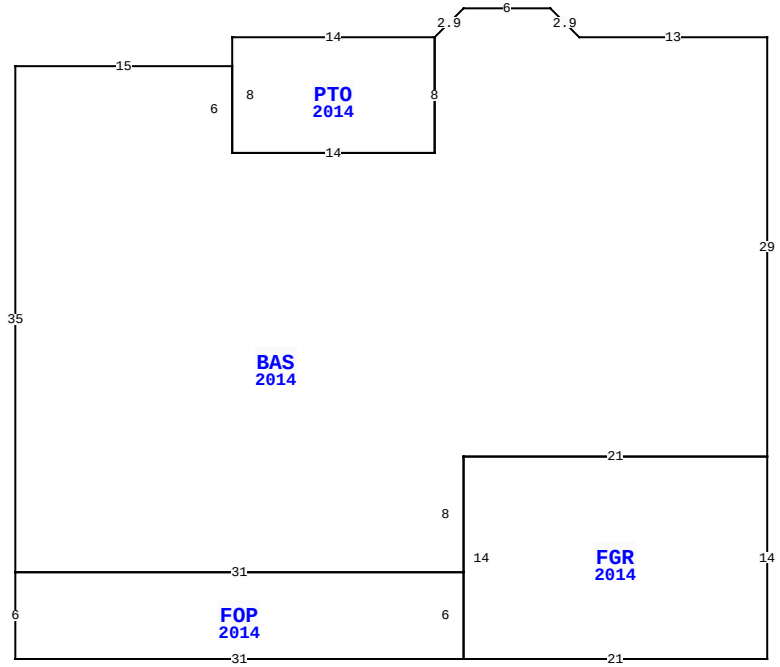
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5500	TIMBERLAND 80-89
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,630	100	1,630	203,629
FGR	294	55	162	20,238
FOP	186	30	56	6,995
PTO	112	5	6	749
TOTALS	2,222		1,854	231,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,854	111.9160	132.90	246,397	2014	2014	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2018 Heated Area: 1630 HX Base Yr 2018



43282 RED DIRT RIDGE TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2023 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		251,403
TOTAL MARKET OB/XF VALUE		3,385
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		293,748
SOH/AGL Deduction		40,413
ASSESSED VALUE		253,335
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		203,335
TOTAL JUST VALUE		379,788
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006492	GARAGE	46,151	05/20/2021
B1429185	NEW CONSTR	183,791	08/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2164/1545	12/08/2017	SW	Q	I	01	260,000
GRANTOR: 43282 RED DIRT RIDGE						
GRANTEE: DAVIDSON CARRIE M &						
2144/1336	9/05/2017	CT	U	I	18	174,200
GRANTOR: CLERK OF COURT						
GRANTEE: 43282 RED DIRT RIDG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W13 U2 L2 W6 D2 L2 PTO=[YR=2014] W14 S8 E14 N8$ S8 W14 N6 W15 S35 FOP=[YR=2014] S6 E31 FGR=[YR=2014] E21 N14 W21 S14$ N6 W31$ E31 N8 E21 N29$.

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
1	0811	CONCRETE B	0	100	0	0	651.00	SF	5.20	5.20	100	2021	2021	3	100	3,385	

LAND DESCRIPTION

TOTAL OB/XF 3,385

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	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	006005	A	PAST/GRAZE	100		OR			9.00	AC		1.00	1.00	1.00	440.00	440.00	3,960							
3	009910	M	MKT.VAL.AG	100		OR			9.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	90,000							

REVIEW DATE 11/04/2021 BY KB Total Acres: 10.00 Total Land Value: 38,960 Market: 90,000 Agricultural: 3,960 Common: 35,000 PRINTED 08/02/2023 BY SYS

PT E1/2 OF SE1/4 SEC 33-3N-25E
IN OR 2164/1545 (EX ESMT IN
OR 2032/1774)

DAVIDSON CARRIE M & NICK L
P O BOX 1064
CALLAHAN, FL 32011

2023

33-3N-25-0000-0006-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

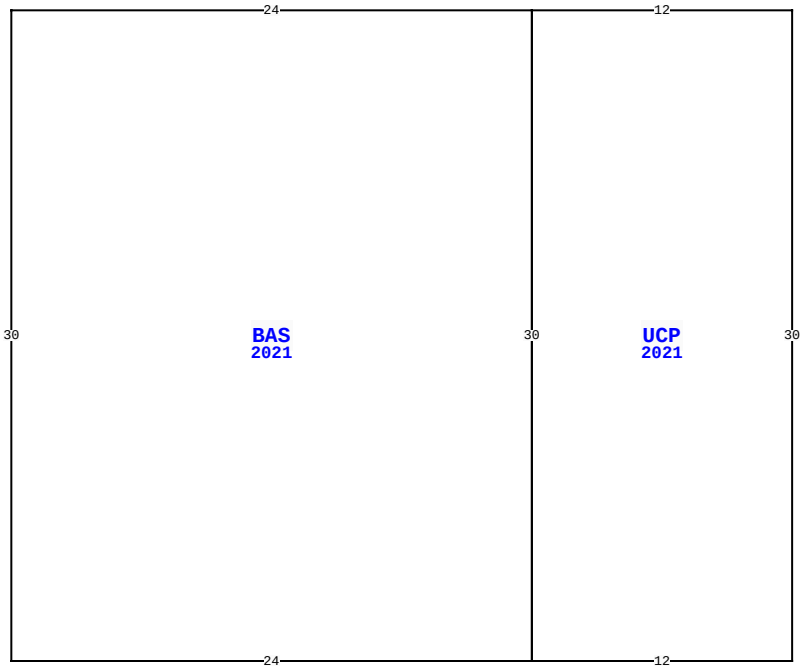
DOR CODE 5500 TIMBERLAND 80-89
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	17,991
UCP	360	20	72	1,799
TOTALS	1,080		792	19,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	792	72.1050	25.24	19,990	2021	2021	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2018 Heated Area: 720 HX Base Yr 2018



43282 RED DIRT RIDGE TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2023 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		251,403
TOTAL MARKET OB/XF VALUE		3,385
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		293,748
SOH/AGL Deduction		40,413
ASSESSED VALUE		253,335
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		203,335
TOTAL JUST VALUE		379,788
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2164/1545	12/08/2017	SW	Q	I	01	260,000
GRANTOR: 43282 RED DIRT RIDGE						
GRANTEE: DAVIDSON CARRIE M &						
2144/1336	9/05/2017	CT	U	I	18	174,200
GRANTOR: CLERK OF COURT						
GRANTEE: 43282 RED DIRT RIDG						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2021] W12 BAS=[YR=2021] W24 S30 E24 N30$ S30 E12 N30$.

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

REVIEW DATE 11/04/2021 BY KB Total Acres: 10.00 Total Land Value: 38,960 Market: 90,000 Agricultural: 3,960 Common: 35,000 PRINTED 08/02/2023 BY SYS